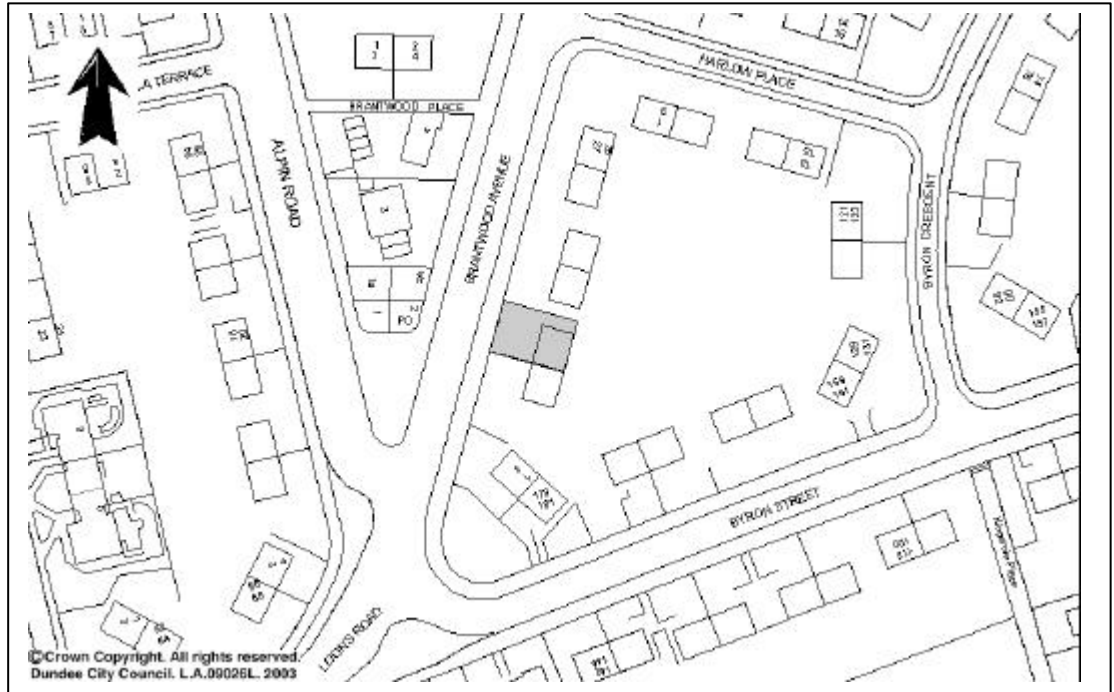


**KEY INFORMATION**

Ward Lochee East

**Proposal**Alteration of window to  
French doors**Address**11 Brantwood Avenue  
Dundee**Applicant**Mr and Mrs Davies  
11 Brantwood Avenue  
Dundee  
DD3 6EU**Agent**Sidey Windows  
Paul Duncan  
Unit 2  
Logie Avenue  
Dundee  
DD2 2AR**Registered** 23 May 2005**Case Officer** S Cooper

# Proposed French Doors in Brantwood Avenue

The alteration of a window to French doors is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposal does not comply with Policies 1 and 14 of the Dundee Local Plan Review 2005 on the grounds of detrimental impact on the character and appearance of the building and that of the area. There are no material considerations that would justify the granting of planning permission contrary to the development plan. The recommendation is for REFUSAL.

**SUMMARY OF REPORT**

- Planning permission is sought for alterations to enlarge an existing window opening in the front elevation of the flat to install French doors and the formation of steps. The proposal would give access to the flat from an existing driveway.
- The application relates to a ground floor flat in a two storey block of four flats. The building is prominently located and fronts onto Brantwood Avenue. There are no similar doors to those proposed on the front elevation of the block or any of the other nearby blocks in the streetscene. The proposed alterations are intended to provide easy access to the house for the applicant.
- Council Policies seek to ensure that new developments are not detrimental to the appearance of buildings or their surrounding areas. It is considered that the proposed alterations would harmfully disrupt the distinctive symmetrical frontage of the building in a manner harmful to the character and appearance of the building and the surrounding area.
- The application is referred to Committee at the request of Councillor Farquhar.

## DESCRIPTION OF PROPOSAL

This application proposes alterations to enlarge 2 existing window openings in the front (west) elevation of the flat to install French doors. The existing lintel height would remain. The central mullion between the two windows and also the cills and the section of wall below them would be removed in order to install the proposed French doors. The proposed French doors would have white UPVC frames. It is also proposed to form a ramped access to the front of the proposed French doors.

## SITE DESCRIPTION

This application relates to a ground floor flat that is part of a two storey four in a block flatted building. The surrounding area is characterised by similar 2 storey flatted buildings. The building is prominently positioned fronting onto Brantwood Avenue and is located in a predominantly residential area. There is private garden ground to the front and communal garden ground to the rear of the building. The frontage of the building remains unaltered. There are no existing patio doors similar to those promoted through this application elsewhere in the streetscene.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1 Vibrant and Sustainable Communities.

Policy 14: Alterations and extensions to houses.

### Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.



## LOCAL AGENDA 21

Key Theme 13 "Places, spaces and objects combine meaning and beauty with utility" is of relevance. It is considered that the proposed development would not enhance but instead would detract from the character of the streetscape. Therefore



it is considered that the proposed development does not comply with the aims of Key Theme 13.

## SITE HISTORY

Planning permission was granted under reference 03/00380/FUL for the formation of a driveway on the 21st July 2003.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no representations were received.

## CONSULTATIONS

There were no adverse comments from consultees.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 1: Vibrant and Sustainable Communities states that new development should seek to minimise any effect on the environmental quality enjoyed by virtue of design, layout, parking and traffic movement issues, noise or smell. The proposal raises issues for consideration in terms of design. Other issues of layout, parking and traffic movement, noise and smell are therefore discharged.

Policy 14: Alterations and extensions to houses states that alterations and extensions to houses will only be permitted where there is no adverse impact on the appearance, residential amenity, garden area and the design and materials should respect the character of the existing building.

The proposed alterations to enlarge the window opening to form French doors are being promoted in order to provide easy access into the flat for Mr Davis, who has serious health problems and uses a wheelchair. At present the existing entrance to the applicant's flat is a doorway in the north elevation of the flat. The doorway is fairly narrow

and is accessed by steps making entrance to the house a difficulty for Mr Davis. It is therefore proposed to enlarge the front elevation window opening and install French doors to provide quick access to the flat from the driveway to the front. As it was originally proposed steps would be formed in front of the proposed French doors. Revised drawings were submitted on the 8th of August to show that a ramp would be formed instead of the originally proposed steps.

The streetscene consists of a row of 2 storey 4 in a block flatted buildings on both sides of the street. The front elevation of the building consists of 2 pairs of bipartite windows divided by central mullions on both ground and first floors with a doorway with access steps on the eastern side of the frontage. The existing frontage has not been altered. There are no examples of the type of development proposed in this application on the front elevations of any of the flatted blocks within the streetscene, which retain their original, distinctive frontages.

The proposed formation of French doors would be of benefit to the applicant in that it would provide better access into the flat. However his medical condition is not a material consideration in the determination of this planning application.

It is considered that the proposed alterations to the window openings and the introduction of French doors would be out of keeping with the distinctive symmetrical design characteristics of the frontage of the building. It is therefore considered that the proposed alterations would be detrimental to the character and appearance of the building and that of the streetscene. Therefore it is considered that the proposal is contrary to Policies 1 and 14 of the Dundee Local Plan Review 2005. There are no material planning considerations that would justify the granting of planning permission contrary to the development plan in this case.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

### Other Material Considerations

There are no material considerations that would justify the granting of planning permission contrary to the provisions of the development plan. It

is therefore recommended that planning permission be refused.

### Design

It is considered that the proposed alterations of the window opening to French doors would have an unacceptable impact on the appearance of the building and that of the surrounding area.

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### CONCLUSION

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It is considered that the proposed development is contrary to the provisions of Policies 1 and 14 of the Dundee Local Plan Review 2005. It is considered that there are no material considerations that would justify the granting of planning permission for the proposed development contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

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### RECOMMENDATION

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It is recommended that planning permission be REFUSED for the following reason:

### Reason

The proposed alterations to the window openings and the introduction of French doors would be out of keeping with the distinctive symmetrical design characteristics of the frontage of the building. It is therefore considered that the proposed alterations would be detrimental to the character and appearance of the building and that of the streetscene, contrary to Policies 1 and 14 of the Dundee Local Plan Review 2005.