

KEY INFORMATION

Ward Craigiebank

Proposal

Change of use from attic offices to nurses sleeping accommodation with elevation alterations

Address

Belsize House
Belsize Road
Dundee

Applicant

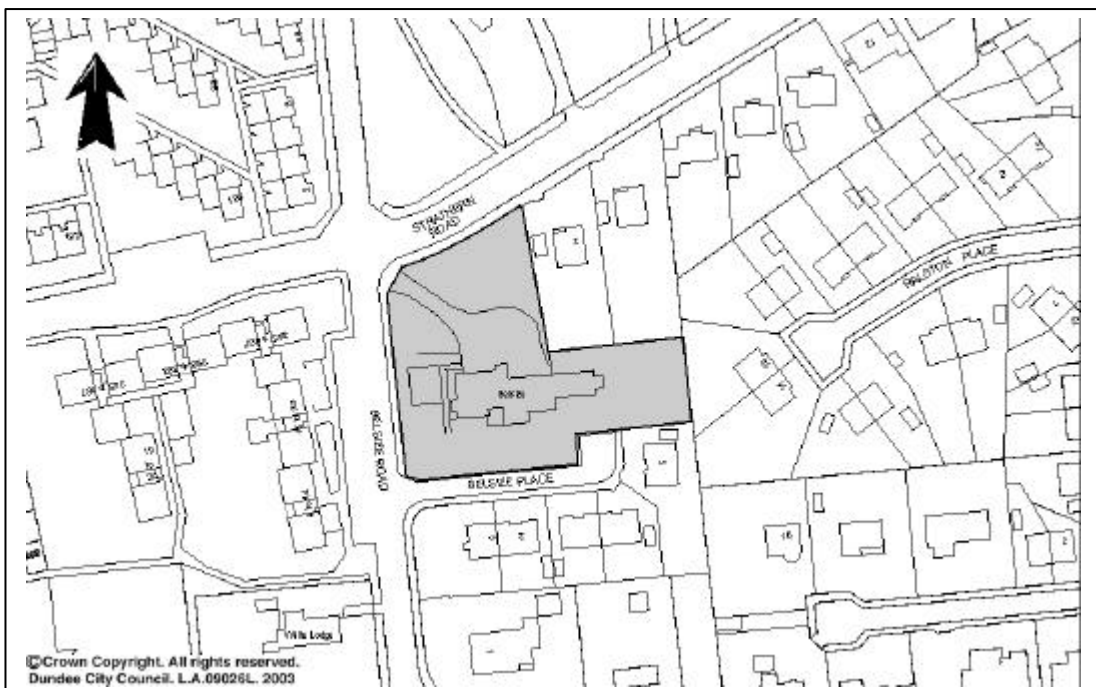
Deanside Ltd
Belsize House
Belsize Road
Dundee
DD5 1NF

Agent

Peter Inglis Architects
30 South Tay Street
Dundee
DD1 1PD

Registered 4 July 2005

Case Officer C Walker



Proposed Attic Conversion in Belsize House

The change of use from attic offices to nurses sleeping accommodation with elevational alterations is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with the Dundee Local Plan Review. The concerns raised by the objector are not considered to be of sufficient weight to warrant refusal of the application.

SUMMARY OF REPORT

- Planning permission is sought to convert the attic area of the building to accommodation for nursery nurses employed at the children's nursery in the same building.
- The site comprises Belsize House and its grounds, a Category C listed building used as a children's nursery.
- A letter of objection was received from local residents seeking clarification about the proposed use and stating concerns about traffic, parking and access problems and further conversion of the building.
- The applicant has indicated that the residential accommodation is for the use of nursery nurses employed within the ground floor nursery. On this basis it is considered that the sharing of parking and garden ground is acceptable and that an appropriate standard of residential amenity can be provided.
- The size and form of the proposed new dormer is satisfactory but a planning condition is proposed requiring the windows to be made of timber with genuine through astragals.
- The concerns raised by the objector are not considered to be of sufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought to convert the attic area of the building to accommodation for nursery nurses employed at the children's nursery in the same building. The accommodation comprises 3 bedrooms, a bathroom and a lounge/kitchen area. The proposals also include the formation of a new dormer on the south elevation of the building, matching the 2 existing dormers on this elevation in terms of its scale and finishing materials.

SITE DESCRIPTION

The site comprises Belsize House and its grounds, a Category C listed building erected in 1910. It was extended to the east in 1950 and again in 1973. It is an imposing Arts and Crafts villa clearly visible from Strathern Road and Belsize Road and is surrounded by houses.

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

Policy 4 and Appendix 1 set out standards for new housing development. As the proposed development indicates no dedicated parking or garden ground for the proposed residential accommodation it was advertised as potentially departing from Policy 4.

Policy 60 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character.

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 policies relevant to the determination of this application.

LOCAL AGENDA 21

The use of the attic for residential accommodation in an accessible location is considered to be sustainable.

SITE HISTORY

The building was purpose built as offices and continued in office use until it was sold and converted to a children's nursery with associated offices in 2002 - application 02/00151/COU refers.

Unauthorized windows were installed some time in 2003 and enforcement action was pursued. An application for listed building consent to retain the windows was refused in August 2005 - application 05/00360/LBC refers.

There is an accompanying application for listed building consent to form the new dormer on the roof - application 05/00621/LBC refers.



PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from local residents (copy available for inspection in the Members Lounges). The objectors consider that there needs to be clarification about the proposed use and that the proposal would give rise to traffic, parking and access problems. They are also concerned about further conversion of the building.

These views are fully considered in the Observations section of this Report.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

OBSERVATIONS

The Development Plan

The provisions of the development plan relevant to the determination of

Application No 05/00619/FUL

this application are specified in the Policy Background section above.

Policy 4 and Appendix 1 set out standards for new housing development. In this case the proposal is for residential accommodation and although the grounds of the building include extensive areas for car parking and garden ground, none of it is indicated as being dedicated for the use of the occupants of the proposed accommodation. For this reason the development was advertised as a potential departure from Policy 4. However the applicant has since indicated that the residential accommodation is for the use of nursery nurses employed within the ground floor nursery. On this basis it is considered that the sharing of parking and garden ground is acceptable and that an appropriate standard of residential amenity can be provided. However should Members be minded to approve the application it is recommended that a condition be attached restricting the nature of the occupancy to nursery nurses employed within the ground floor nursery.

Policy 60 of the adopted Local Plan requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character. The internal alterations are satisfactory. The size and form of the proposed new dormer is satisfactory but the proposal to use upvc framing with sandwich astragals is not appropriate for a listed building. However should Members be minded to approve the application it is therefore recommended that a condition be attached requiring the windows to be made of timber with genuine through astragals.

It is concluded from the foregoing that the proposed development complies with the provisions of the development plan.

Other Material Considerations

(a) Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

This requires a planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

This matter has been fully considered in the assessment of the proposed

development against Policy 60 of the adopted Local Plan and it was concluded that subject to the imposition of a planning condition requiring the windows to be made of timber with genuine through astragals, that the development would preserve the character and appearance of the listed building.

(b)The views of Objector

The objectors are concerned about the nature of the proposed use and that the proposal would give rise to traffic, parking and access problems. They are also concerned about further conversion of the building. It has been confirmed that the proposed use will be restricted to nursery nurses working in the ground floor nursery. It is considered that on this basis the proposed use is acceptable. Furthermore any traffic or parking generated by this 3 bedroom unit will be negligible, considering the extent of parking currently available within the curtilage of the premises and the amount of traffic that is generated by the nursery. Finally any decision on this application does not set a precedent for any future applications that might be submitted and any such applications will be considered on their merits.

It is concluded from the foregoing that there are no material considerations to justify departing from the provisions of the development plan and it is therefore recommended that planning permission be approved.

Design

Subject to the imposition of a condition regarding the windows on the proposed dormer it is considered that the design of the development is satisfactory.

CONCLUSION

It is considered that the proposal complies with the Dundee Local Plan Review. The concerns raised by the objector are not considered to be of sufficient weight to warrant refusal of the application.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced

within five years from the date of this permission

- 2 Occupancy of the residential accommodation shall be restricted to persons solely or mainly employed in the children's nursery in the ground floor of this building.
- 3 Details of the proposed dormer windows which shall be made of timber and not upvc and which shall incorporate genuine through astragals shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 The use of the residential accommodation for general housing purposes would not comply with the standards set out in Policy 4 and Appendix 1 of the adopted Dundee Local Plan Review 2005.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.