

KEY INFORMATION**Ward** Riverside**Proposal**

Erection of 2 storey extension

Address32 Shaftesbury Road
Dundee
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DD1 4LF**Registered** 27 Mar 2006**Case Officer** S Cooper

House Extension Proposed in Shaftesbury Road

The erection of a 2 storey extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed extension accords with the provisions of Policies 14, 60 and 61 of the Dundee Local Plan Review 2005, with the Government Guidance and Advice contained within NPPG18 and with Sections 14 and 64 of the Town & Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The views of the objector are not supported and there are no material considerations that justify the refusal of this planning application. Accordingly, it is recommended that the application be **APPROVED**.

SUMMARY OF REPORT

- Planning permission is sought for the addition of a 2 storey extension to the house at 32 Shaftesbury Road.
- The house forms part of a larger building that is listed as being of special architectural or historic interest, Category C(s), and is located within the West End Suburbs Conservation Area.
- 3 letters of objection were received from 1 objector. The grounds of objection relate to the impact of the proposed extension on the listed building and the conservation area.
- It is considered that the proposed extension accords with the provisions of the development plan. The views of the objector are not supported and there are no material considerations that would justify the refusal of this application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of a 2 storey extension on the north elevation of the house. The proposed extension would have a pitched roof that would be clad with second hand Scotch slate to match existing. The external walls would be wet dash rendered, with a grey painted finish. There would be French doors and two windows in the north elevation. They would be timber framed, and painted white.

A separate application for listed building consent for the proposed development (ref: 06/00391/LBC) is presented to Members elsewhere on this agenda.

SITE DESCRIPTION

The application relates to 32 Shaftesbury Road. It is the former servants' quarters attached to the larger building of 261 Perth Road. The building is listed as being of special architectural or historic interest, Category C(S), and is located within the West End Suburbs Conservation Area. The garden ground to no 32 is located to the north of the building. The property is bounded by garden ground to the east and west, by Perth Road to the south and by Shaftesbury Road to the north.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

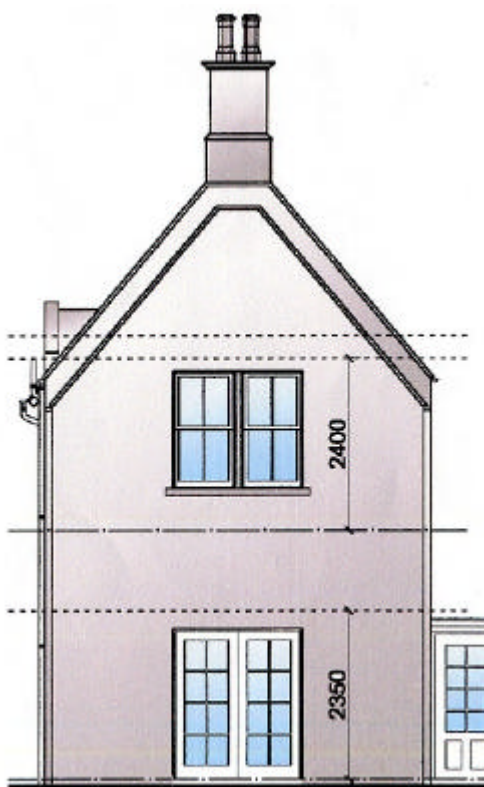
Dundee Local Plan 2005

The following policies are of relevance:

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

Policy 60: Alterations to listed buildings will not be permitted where the proposals would diminish the architectural integrity of the building or its historic interest.

Policy 61: Within Conservation Areas all development proposals will be expected to preserve or enhance the



North Elevation

character of the surrounding area. This will require the retention of all features which contribute to the character and appearance of the Conservation Area.



West Elevation

Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18 Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings. It makes particular reference to the

"Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides detailed guidance on extensions to listed buildings.

The statutory duty to consider the desirability of preserving and enhancing the character and appearance of listed buildings and conservation areas is contained in Sections 14 and 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 is relevant to the determination of the application and states that places, spaces, and objects should combine meaning and beauty with utility. This proposed development is in line with these considerations.

SITE HISTORY

There is no site history of relevance to this application. There is an existing lean-to single storey extension on the north elevation of the building.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedures. 3 letters of objection were received from the occupant of the adjoining house. The grounds of objection relate to the detrimental impact on the appearance of the listed building and conservation area by virtue of the size, design, form and finishing materials of the extension.

It is intended to comment on these issues in the "Observations" section of this report. Copies of these letters are available for inspection in the Members Lounges.

CONSULTATIONS

No adverse comments were received from consultees.

OBSERVATIONS

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

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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.

The proposal is for the addition of a two storey extension to the house. The proposed extension would have a pitched roof that would be clad with Scotch slate to match the existing roofslopes. The roof of the proposed extension would have the same pitch as the roof of the house, but its ridge would be some 900mm below the ridge of the house.

The external walls would have a grey painted wet dash rendered finish. The east elevation of the proposed extension would be a blank wall. There would be one sash and case window in the west elevation at ground floor level. In the rear elevation there would be a bipartite sash and case window at first floor level and French doors at ground floor level. The windows and doors would have white painted timber frames. The proposed extension would have a slightly larger footprint than the existing extension, which would be removed.

Section 6 of the Memorandum states "an addition or extension should always play a subordinate role. It should never dominate the original building as a result of its scale, detailing, materials or location, and should never be attached to, or in any way overlay, principal elevations... any proposal to extend which would unbalance a symmetrical elevation and thus destroy the original concept of the design should be firmly refused. Encouragement should always be given to the removal of inappropriate modern additions."

The extension has been designed to be subordinate to the main building. The ridge of the roof is lower than that of

the main house, and the width of the extension is less than that of the main house. In its position on the rear (north) elevation, the extension would not impact on the principle (south) elevation of the listed building. The proposed extension would facilitate the removal of the existing lean-to extension from the rear elevation, and it would incorporate a symmetrical fenestrational arrangement to the rear elevation. Conditions can be imposed on the grant of planning permission to require the submission of sample materials for the prior approval of the Council.

It is considered that the proposed extension would not diminish the architectural integrity of the building or its historic interest, or that of the Conservation Area. Subject to the condition referred to above it is considered that the proposed extension complies with the provisions of Policies 60 and 61 of the Dundee Local Plan Review 2005, the guidance contained within NPPG 18 and the Memorandum, and also with Sections 14 and 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In terms of Policy 14, the main issues for consideration are the impact of the extension on the character and appearance of the building or the surrounding area, the design and materials of the extension and its impact on the garden ground and the amenity of neighbouring properties.

As stated above it is considered that the proposed extension would not have a detrimental impact on the character and appearance of the building or the surrounding area, and the design and finishing materials are acceptable.

The proposed extension would have a marginally bigger footprint than the existing extension. However, it would not result in the loss of more than 50% of the original garden ground.

The rear garden of the applicant's house is enclosed by substantial enclosures that would prevent overlooking from the ground floor windows of the extension. The first floor north elevation windows would look out over the rear gardens of the applicant's house and not other residential properties. If any openings were to be formed in the east or west elevations of the building at a later date they would require planning

permission and listed building consent. It is considered that the proposed extension would not give rise to harmful overlooking of any neighbouring residential properties.

In its position on the north elevation of the house, and given the distance between the extension and the nearest neighbouring residential properties, it is considered that the proposed extension would not give rise to harmful overshadowing of any neighbouring residential properties.

It is therefore considered that the proposed development accords with the provisions of Policy 14 of the Dundee Local Plan Review 2005.

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

Other Material Considerations

The other material considerations to be taken into account are the views of the objector.

The objector's main grounds of concerns relate to the impact of the proposed extension on the architectural character and historic interest of the listed building and that of the conservation area.

This issue has been considered in detail above. It is considered that the proposed extension has been sympathetically designed and is subordinate to the main building. Furthermore the design and materials are considered to be acceptable. It is considered that the proposal would not be detrimental to the character and appearance of the listed building or conservation area, in accordance with the provisions of Policies 60 and 61 of the Dundee Local Plan Review 2005, the guidance contained within NPPG 18 and the Memorandum, and also with Sections 14 and 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It is therefore considered that the objector's views are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

It is considered that the proposed extension has been sympathetically designed such as to be subordinate to the main building.

CONCLUSION

It is considered that the proposed extension is in accordance with the provisions of Policies 14, 60 and 61 of the Dundee Local Plan Review, and with government guidance and advice. The views of the objector are not supported and there are no material considerations that would justify the refusal of planning permission.

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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 All rainwater goods shall be of cast-iron construction and not UPVC as detailed in the application drawings.
- 4 All new windows shall be of a timber framed vertically sliding sash and case construction, and shall have authentically formed astragals, in accordance with a sample or detailed drawings to be submitted for the prior approval of the Council. Furthermore, the frames and astragals shall externally be painted white.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 In order to safeguard the character and appearance of the

listed building and conservation area.

- 4 In order to safeguard the character and appearance of the listed building and that of the conservation area.