

KEY INFORMATION

Ward Riverside

Proposal

Alterations and extensions to dwelling including new office, garage and swimming pool

Address

518 Perth Road
Dundee DD2 1PL

Applicant

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Registered 20 Sep 2006

Case Officer Eve Jones



Extension Proposed to House in Perth Road

The alterations and extensions to dwelling including new office, garage and swimming pool is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed alterations and extensions comply with Policies 14 and 61 of the Dundee Local Plan Review 2005. The one valid objection is not supported. The application is Recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for alterations and extensions to the north and west of the existing house to provide new offices; garaging for 3 cars; a swimming pool; additional bedrooms and a breakfast/dining area plus external decking to the existing house. The whole, extended house is proposed to be finished in a polymer render with timber panelling, red/brown roof tiles and patent glazing to the central roof. A new 2.1 stone wall will be built to the Perth Road boundary.
- This property occupies the centre of a large, sloping site on the south side of Perth Road, overlooking the Botanic Gardens.
- Dundee Local Plan 2005 The following policies are of relevance: Policy 14 - Alterations and Extensions to Houses; Policy 61 - Development in Conservation Areas and the development complies with their requirements.
- One invalid objection was received on the grounds of loss of view and value. The other objection on grounds of drainage impact is not supported.
- The development will result in substantial extensions to the existing house which will change its character but the proposals are acceptable.

DESCRIPTION OF PROPOSAL

Planning permission is sought for alterations and extensions to the north and west of the existing house to provide new offices; garaging for 3 cars; a swimming pool; additional bedrooms and a breakfast/dining area plus external decking to the existing house. The garage to the north has living accommodation in the roof with velux windows. The swimming pool and bedroom are on the lower basement level to the west with the office and breakfast/dining area above. The roof of the original house is converted by the insertion of velux windows, the use of a pitched glass roof over the new breakfast/dining area and the introduction of an inverted balcony on the south elevation.

The whole, extended house is proposed to be finished in a polymer render with timber panels, red/brown roof tiles and patent glazing to the central roof.

The site will be screened from Perth Road by a new 2.1 metre stone wall with automatic sliding timber gates to both existing entrances. The western access will serve the public access to the house with 3 parking spaces and the eastern access will be private to access the garages. The level of part of the lower garden ground is proposed to be increased by up to 2 metres to provide more usable garden ground.

SITE DESCRIPTION

This property occupies the centre of a large, sloping site and presents the appearance of a single storey bungalow to Perth Road but is two storey to the rear overlooking the Botanic Gardens. The house is set at a lower level than the road and is bounded by a low wall with railings and gates. The upper section of the house is painted white render and the lower section is brick. The roof is red pantile. There is a double access on to a wide driveway with a vehicle access to the west of the site leading down to a large area of tarmac at the rear with access to the garage/car port at the lower level. There is also a large area of timber decking.

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.

Policy 61 - Development in Conservation Areas.

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

06/00896/OUT - Outline application for the erection of a detached dwelling in garden ground to east of 518 Perth Road, Dundee. This application was withdrawn prior to determination.

PUBLIC PARTICIPATION

The site was the subject of Statutory neighbour notification and two objections were received. One was invalid on the grounds of loss of view and loss of residential value. The other objection on grounds of drainage

Application No 06/00901/FUL

impact is considered in the Observations below.

CONSULTATIONS

The Forestry Officer sought confirmation of the loss of trees and required that trees be replanted. The applicant's agent has confirmed that the majority of the trees around the southern boundary of the site actually lie outwith the application site and are to remain. As they are mature evergreen trees, they provide an effective screen to the garden ground. The survey plans show that 12 relatively small trees are to be removed and replanting will be required.

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 14: alterations and extensions to houses.

Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house; and
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- more than 50% of the original useable garden area will be retained; and
- the design and materials respect the character of the existing building.
- the proposal is for two substantial extensions to this detached house which occupies a sloping site.

The extensions will result in the house becoming a large L shaped property with two separate vehicle accesses serving different functions. The design and materials proposed are very modern and the extensions and the proposed glass roof will link the existing and proposed roofs to completely alter the appearance of the existing house. As the proposals also include a 2.1 metre high stone wall which will screen all but the roof of the proposed house, the prominent elevations will be concealed and the changes are sufficiently acceptable to meet the policy requirement.

- f the site is bounded to the east and south by the Botanic Gardens which screen the site with vegetation. There are two houses to the west which are also well screened, one at the upper level, the other at the lower level on the sloping site. It is considered that the proposed extensions will not result in significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties.
- g it is considered that more than 50% of the original garden will be retained as usable amenity space. Indeed a large area of existing tarmac will be returned to garden use. The proposed raising of the garden ground in the lower part of the garden may have implications for the existing trees in the adjoining Botanic Gardens and this should be the subject of an appropriate condition to protect the trees.
- h the existing house is of a different character to the older and more distinctive traditional and listed houses along Perth Road. However, it is a well designed house of its time which sits well in its large plot. It is considered that the modernisation and upgrading of the house will change its existing character. However the provision of a 2.1 metre high stone wall along the Perth Road boundary will screen the site with only the roof visible from the road.

The office is intended for the use of the householder in connection with his business interests. It is important for

the protection of residential amenity in the area to ensure that the use of the office is incidental to and associated with the occupation of the dwelling. An appropriate condition can control this element of the development if Members are minded to approve the application.

It is considered that the proposal complies with Policy 14.

Policy 61: Development In Conservation Areas. Within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

The existing house, which has the appearance of a large bungalow sited centrally to its site, contributes to the character of the West End Suburbs Conservation Area. It is the subject of an application for substantial extensions which totally change its appearance and its relationship to its site. The proposed new 2.1m high stone wall will echo the boundary walls in Perth Road and will screen all but the roof from view although the garage block does project almost to the boundary line. The opportunity for new tree planting in the amended front garden will enhance the appearance of the development.

On balance, it is concluded that the development complies with the policy.

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 as follows:

Objection

An invalid objection on grounds of loss of view and loss of residential value was submitted by a resident from a house on the north side of Perth Road, some 45 metres from the site boundary.

An objection was received from the Botanic Gardens to the south on the

grounds that the development will increase existing problems of drainage over-spilling from manholes on the application site on to the Botanic Gardens. The applicant can demonstrate that the drains within the application property are in good condition and free from problems. However the sewer extension pipe within the grounds of the Botanic Gardens shows evidence of disturbance from tree roots. It is considered that there are no grounds on which to base a refusal of planning permission for the alteration and extension of this property.

Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997

It is also concluded from the foregoing observations in respect of Policy 61 of the adopted Local Plan Review that the statutory duty set out in Section 64 of the Act, to preserve or enhance the character or appearance of the Conservation Area would be satisfied by the approval of this proposal.

It is concluded from the foregoing that insufficient weight can be accorded to the objection or other 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

As noted above, the alterations and extensions to this property will make significant changes to both its size and appearance. The glazing to the south elevation, the use of the pitched glass roof to link the existing and the proposed extension and the formation of a garage wing combined with timber panelling, new polymer render and new roofing tiles will result in a large modern dwelling. The garage block projects almost to the boundary but the creation of an enhanced central area of garden will provide landscaping to soften its impact. The site will be enclosed by a new stone wall which will partly screen the development from view.

CONCLUSION

The proposals comply with the relevant policies in the Dundee Local

Plan Review 2005 and the single objection is not supported.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted to the Council for approval and if approved, the works shall be carried out only in accordance with such approved details. The scheme shall include at least 12 standard trees min 8 - 10 cms rootballed of species to be agreed, all to be planted in accordance with BS: 4043.
- 3 The landscaping scheme as detailed in Condition 02 shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 4 No ground levels shall be increased within the drip line of any of the trees in the adjoining Botanic Gardens to the south and east
- 5 Full details of the proposed stone wall on the north boundary, including samples of the stone and mortar to be used, shall be submitted for approval prior to the commencement of works and if approved, the works shall be completed only in accordance with such approved details.
- 6 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.
- 7 The office hereby approved shall not be used independently for

office purposes but shall be used only for purposes ancillary to the residential occupation of the dwelling house.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 in order to safeguard the visual amenity of the Conservation Area.
- 3 In order to safeguard the visual amenity of the Conservation Area.
- 4 In order to safeguard the trees in the Botanic Gardens and protect the visual amenity of the Conservation Area.
- 5 In order to safeguard the visual amenity of the Conservation Area.
- 6 In order to safeguard the visual amenity of the Conservation Area
- 7 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality.