

KEY INFORMATION

Ward Craigiebank

Proposal

Forming disabled entrance and conservatory to existing hotel

Address

Carlton House Hotel
2 Dalgleish Road
Dundee

Applicant

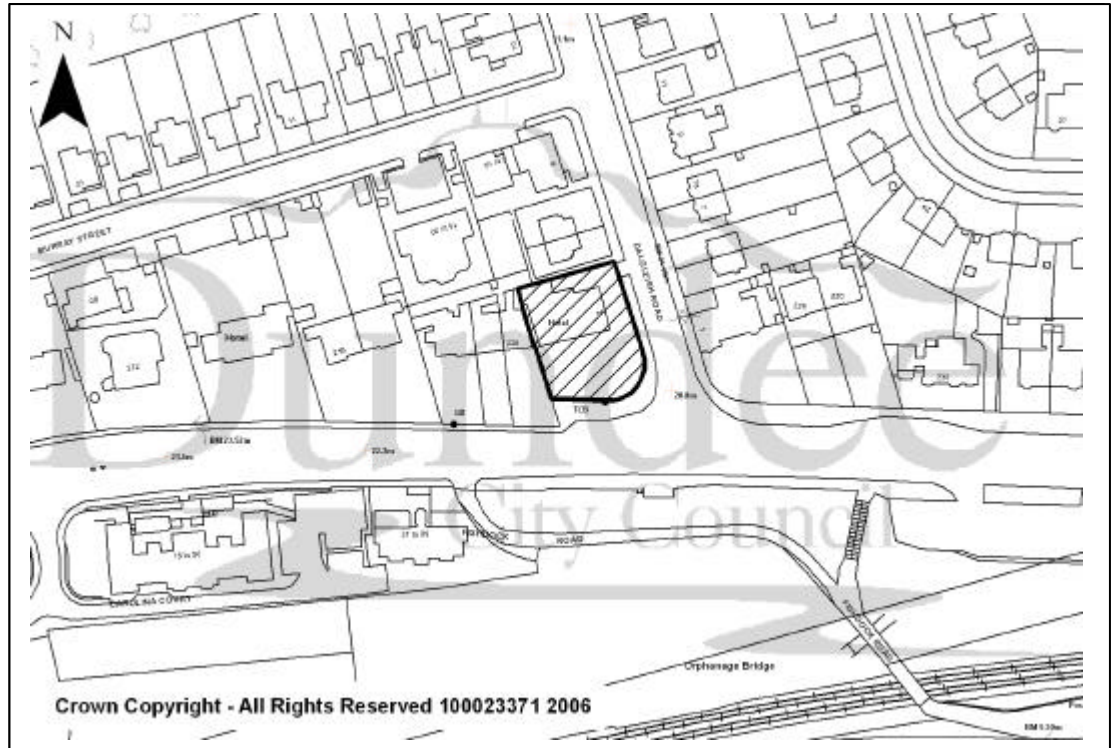
Sandra McKenzie
Baluniefield Dev Company
68 Dalkeith Road

Agent

Edwin Doel
Baldovan Cottage
Strathmartine
Dundee
DD3 0PD

Registered 15 Jan 2007

Case Officer Julie Young



Proposed Conservatory on Front of Carlton House Hotel

The forming of a disabled entrance and a conservatory to an existing hotel is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposal is contrary to Policies 1 and 55 of the Dundee Local Plan Review 2005 due to the adverse visual impact of the proposal on the existing building and surrounding area. It is not considered that the amenity of the resident to the north will be adversely affected by the proposal, therefore the objection is not supported. However, the proposal is recommended for **REFUSAL**.

SUMMARY OF REPORT

- The proposal is for an extension to a hotel to provide a conservatory on the front elevation and to provide disabled access into the premises.
- One letter of objection was received from an adjacent resident to the north on the grounds of loss of privacy, noise, overshadowing, overlooking and parking.
- Policy 1 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application and seeks to protect the environmental quality enjoyed by local residents by virtue of layout, design, parking and traffic movement issues, noise or smell.
- It is considered that the position, scale and appearance of the proposal will detract from the visual appearance of the existing building and will detract from the visual amenity of the surrounding area.

DESCRIPTION OF PROPOSAL

The proposal under consideration is for an extension on the front elevation of a hotel property at 2 Dalgleish Road, Dundee. The floor area is approximately 75sqm. The extension will provide a large conservatory and incorporate disabled access into the premises.

The proposed finishing materials are predominantly glass with a stone basecourse. A ramp will be incorporated on the east elevation to provide disabled access into the proposed conservatory.

SITE DESCRIPTION

The site is located on the north side of Broughty Ferry Road and west side of Dalgleish Road. The building is a detached, two-storey building with dormers on the roof and it is currently used as a hotel. It is finished in white harled walls, red painted window surrounds and details and slate roof. There is a car parking area at the front of the property, which is accessed from Dalgleish Road. There are steps with handrails up to the front entrance and steps at the west end of the building. A high stone wall forms the boundary with both Broughty Ferry Road and Dalgleish Road. The building sits at a much higher level than Broughty Ferry Road to the south.

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. The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect

on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed



buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.



All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

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

There is no specific site history of relevance to the consideration of this application.

PUBLIC PARTICIPATION

Statutory neighbour notification has been carried out and one letter of objection has been received on the following grounds:

- 1 Loss of privacy;
- 2 Noise;
- 3 Overshadowing;
- 4 Overlooking; and
- 5 Parking problems.

A copy of the letter of objection is available for inspection in the Members' Lounges and the concerns raised are addressed in the "Observations" section of this Report.

CONSULTATIONS

No adverse comments have been received from any of the statutory 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 a conservatory extension on the front elevation of a hotel property at 2 Dalglish Road and the incorporation of disabled access.

Policy 1 of the Dundee Local Plan Review 2005 seeks to protect the environmental quality enjoyed by residents.

It is considered that the proposed conservatory, which is to be erected on the main front elevation of the building facing onto Broughty Ferry Road, will detract from the appearance of the existing building and adversely impact on the visual amenity of the surrounding area by virtue of its location, design, scale and appearance. There is a strong building line with those properties to the west and this will be breached by the proposal and therefore adversely affect the visual amenity of the wider area.

Therefore the proposal is considered to be contrary to Policy 1 of the Dundee Local Plan 2005.

Policy 55 of the Dundee Local Plan Review 2005 seeks to ensure that the design of proposals is in keeping with the character of the immediate and surrounding area. The proposal will introduce an incongruous feature on the front elevation of a traditional property at this prominent location fronting onto Broughty Ferry Road. It will extend beyond the existing building line, which is very definite with those properties to the west and will subsequently have an adverse impact on the streetscape.

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

Other Material Considerations

The other material considerations to be taken into account are as follows:

One objection was received from an adjacent resident to the north of the application site. The main concerns have been outlined in the 'Public Participation' section of this report above.

- 1 Loss of privacy - the extension is on the front elevation and there will be no direct overlooking to the north, therefore this objection is discharged;
- 2 Noise - it is not considered that the proposed extension will raise any noise issues. If there are noise concerns with the proposed hotel business, it is an issue for the Department of Environmental Health and Trading Standards;
- 3 Overshadowing - the extension is on the front elevation of the property and will not cause any overshadowing for the dwelling to the north;
- 4 Overlooking - this has been discussed under point 1) above;
- 5 Parking problems - Nine car parking spaces will remain and this is considered sufficient.

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

Design

The provision of a conservatory on the front elevation of the property is considered to be inappropriate in design terms by virtue of its position, scale, design and appearance.

CONCLUSION

It is concluded that the proposed conservatory is inappropriate by virtue of its location and design and the resultant adverse impact on the appearance of the existing building and the wider streetscape. The proposal is considered to be contrary to Policies 1 and 55 of the Dundee Local Plan Review 2005.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:

Reasons

- 1 The proposal is contrary to Policy 1 of the Dundee Local Plan Review 2005 due to the adverse visual impact of the proposed extension on the existing building and surrounding area by virtue of

the position on the prominent elevation, size and design. There are no material considerations that would justify approval of the application contrary to the provisions of the Development Plan.

- 2 The proposal is contrary to Policy 55 of the Dundee Local Plan Review 2005 due to the incongruous appearance of the proposed extension on the main elevation of the existing building. The visual amenity of the surrounding area will be adversely affected as the strong building line that exists with adjacent properties to the west will be breached. There are no material considerations that would justify approval of the application contrary to the provisions of the Development Plan.