

**KEY INFORMATION**

**Ward** West End

**Proposal**

Installation of Velux  
Rooflights

**Address**

365 Blackness Road  
Dundee  
DD2 1ST

**Applicant**

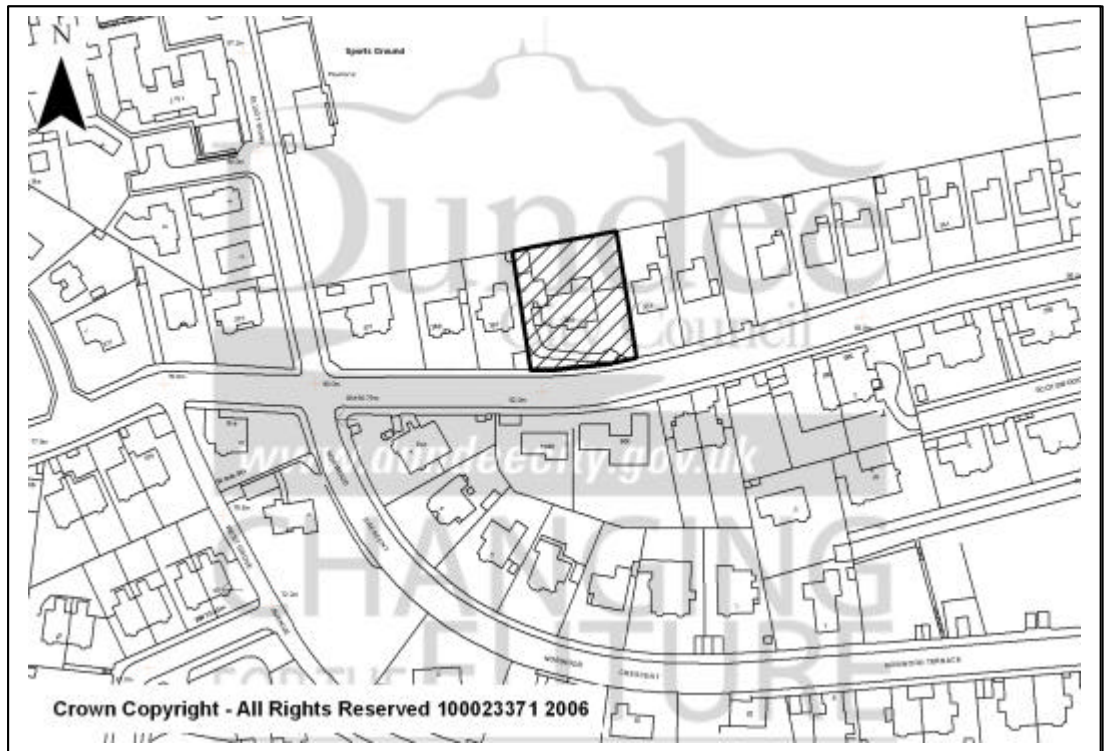
Mr & Mrs MacAndrew  
365 Blackness Road  
Dundee  
DD2 1ST

**Agent**

Nicoll Russell Studios  
11 King Street  
Broughty Ferry  
Dundee  
DD5 1EL

**Registered** 8 May 2007

**Case Officer** B Knox



## Consent Sought for Rooflights in Blackness Road

The installation of velux rooflight windows is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The insert proposal complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It is further considered that the proposal complies with Policy 60 of the Dundee Local Plan Review 2005 and there are no material considerations to justify the refusal of the application contrary to this. The application is therefore recommended for APPROVAL.

**SUMMARY OF REPORT**

- Listed Building Consent is sought for the installation of four velux roof lights to a detached dwelling. The roof lights have already been installed. The property is a Category B Listed building
- One objection was received in respect of this application which raises issues regarding the size and type of roof lights installed.
- In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which they possess.
- It is considered that the proposal is in accordance with the above and there are no material considerations that would justify a decision contrary to this provision. The application is therefore recommended for APPROVAL.

**DESCRIPTION OF PROPOSAL**

The application seeks Listed Building Consent for the installation of four roof lights. Two of these are relatively small, measuring 780 mm by 550 mm. The remaining two measure 1370 mm by 940 mm and 1400 mm by 1340 mm. Two of these windows will be virtually unseen as they face each other on opposite roof planes. The work has already been carried out and as such this application seeks retrospective consent. The roof lights are a dark grey colour and of timber construction.

**SITE DESCRIPTION**

The application property is on the north side of Blackness Road, close to the junction with Norwood Crescent. The property is a large detached dwelling set in generous grounds. The topography in this area means that the dwelling sits at a higher level than street level. In this respect, there are open views to the frontage of the dwelling.

The dwelling is of a natural stone finish with natural slate to the roof with timber sash and case windows and is a Category B Listed Building.

**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 14: Alterations And Extensions To Houses - proposals to alter or extend existing dwelling houses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and

- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where



the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.



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

The following are of relevance:

Memorandum of Guidance on Listed Buildings and Conservation Areas.

**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**

An application for the installation of a satellite dish was approved in 2004 (04/00861/LBC) refers.

A separate application for Full Planning Permission for the installation of the velux windows appears elsewhere on this agenda. (07/00440/FUL).

**PUBLIC PARTICIPATION**

The application was the subject of statutory Neighbour Notification and one objection was received. The objection raises concerns that:

- The large velux window, labelled number 4, is particularly at odds with the roof profile and original fenestration -which is a particular feature of the listed building.
  - The roof windows should be of a lower profile and in the same scale and in proportion to the existing original sky lights. In particular, in the case of the window labelled V3, a change to a conservation roof light would make a significant improvement.
  - Two smaller rooflights to replace the overly large velux, V4, would also be far more sympathetic to the roof

scope

Copies of the objection are available in the Members Lounge and the issues raised will be considered in the Material Considerations section below.

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## CONSULTATIONS

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There were no adverse comments from any of the consultees .

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## OBSERVATIONS

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In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

In this case, the roof lights are to private elevations. Two of the four roof lights are between the plane of the roof and as such are virtually impossible to see from the exterior. The remaining two are to the rear of the building overlooking a playing field. The applicant has indicated that the two windows overlooking the rear shall be changed to be of Conservation Specification. It is considered that although the window labelled as V4 on the plans is large and not the preferred size, as the works are not visible from public view and will be of conservation specification, they preserve the architectural and historic character of the building and the proposals are therefore considered to comply with the relevant section of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and as such Section 14 of the Act is discharged.

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:

#### 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 60 is relevant here and states that alterations to listed buildings will only be acceptable where they have regard to the preservation or enhancement of its architectural or historic character.

It is considered that although the window labelled as V4 on the plans is large and not the preferred size, as the

works are not visible from public view and will be of conservation specification, they preserve the architectural and historic character of the building and the proposals are therefore considered to comply with this policy.

Views of the objector:

- The large velux window, labelled number 4, is particularly at odds with the roof profile and original fenestration -which is a particular feature of the listed building.
- Two smaller rooflights to replace the overly large velux, V4, would also be far more sympathetic to the roof scape.

As stated above, the size of the roof light V4 is not the preferred size for use in a Listed Building. However, it will be unseen from public elevations and in this respect the public character of the property will be unchanged. In addition, the window is to be replaced with a conservation specification roof light. In this respect, the views of the objector are dismissed.

- The roof windows should be of a lower profile and in the same scale and in proportion to the existing original sky lights. In particular, in the case of the window labelled V3, a change to a conservation roof light would make a significant improvement.

As discussed above, the applicant has indicated that the windows in place at present labelled as V4 and V3 will be changed to a conservation roof light specification. In this respect, the views of the objector are dismissed.

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

As discussed in the Observations Section above, two of the roof lights are to be replaced with units of Conservation Specification which is considered to be an improvement. The size of one of these (labelled as V4 on drawings) is larger than would normally be permitted. However, given the fact that it is unseen from public view, will be of Conservation

Specification and has been in place for a number of years, it is considered to be acceptable in this instance.

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## CONCLUSION

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It is considered that the proposal is in accordance with the relevant Policies of the Dundee Local Plan Review 2005. There are no material considerations in respect of this application. The application is therefore recommended for APPROVAL.

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## RECOMMENDATION

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### Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the application will no be called in for determination by Scottish Ministers.

### Recommendation 2

It is recommended that consent 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 The roof lights labelled as V4 and V3 on the herby approved drawings shall be replaced with Conservation Specification units, full details of which are to be agreed in writing with the planning authority and thereafter installed within 6 months of the date of this permission.

### Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to improve the character of the Category B Listed building.