

**KEY INFORMATION**

**Ward** West End

**Proposal**

Installation of velux rooflight windows

**Address**

365 Blackness Road  
Dundee  
DD2 1ST

**Applicant**

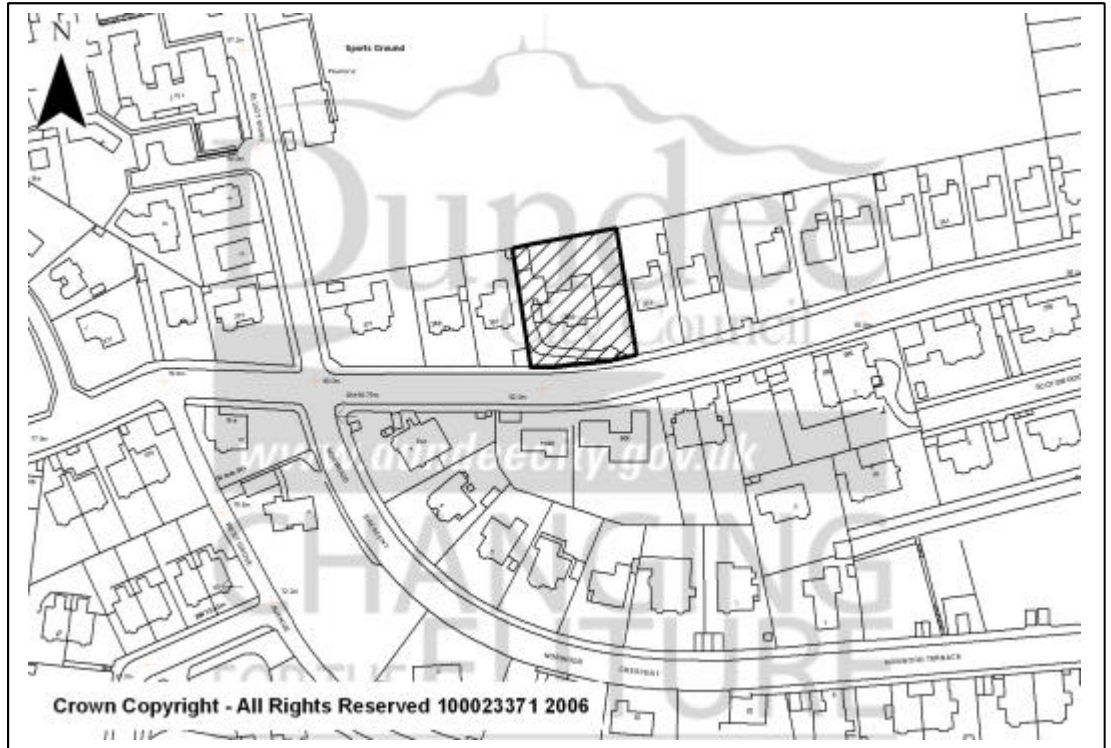
Mr & Mrs Macandrew  
365 Blackness Road  
Dundee  
DD2 1ST

**Agent**

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

**Registered** 9 May 2007

**Case Officer** B Knox



## Retrospective Application 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 proposal complies with Policies 14 and 60 of the Dundee Local Plan Review 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**

- Planning permission is sought for the installation of four velux roof lights to a detached dwelling. The property is a Category B Listed building. The roof lights have already been installed.
- No objections in respect of this application have been received. The application is on the agenda because an objection was raised to the partner Listed Building Consent application.
- The proposal raises issues in terms of Policy 14 and 60 of the Dundee Local Plan Review 2005. It is considered that the proposal complies with the relevant policies and there are no material considerations to justify a decision contrary to the provisions of the Development Plan.

## DESCRIPTION OF PROPOSAL

The application seeks retrospective permission 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 permission. 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.

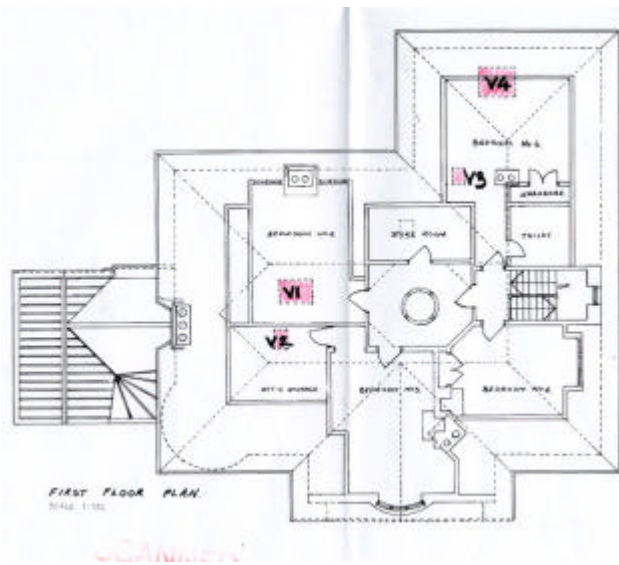
### Dundee Local Plan Review 2005

The following policies are of relevance:

**POLICY 14:** Alterations and Extensions to Houses - proposals to alter or extend existing dwellinghouses 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

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.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no objections were received.

## CONSULTATIONS

There were no adverse comments from any of the 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.

In terms of Policy 14 of the Dundee Local Plan Review 2005, the proposal

is for works which are not in public view from Blackness Road. These would only be in sight from the playing fields to the north of the dwelling. In this respect, it is considered that the proposal does not have an adverse impact upon the appearance of prominent elevations of the house and in this respect the proposal is considered to comply with Policy 14(a).

The proposal is for the installation of four rooflights and as such there is no impact upon the provision of sunlight or daylight to nearby properties. Furthermore, they do not have a significant impact upon the privacy of nearby occupants of neighbouring properties and as such are considered to be acceptable in this respect. The application is therefore considered to comply with Policy 14(b).

The roof lights do not impact upon the footprint of the dwelling as such the proposal complies with Policy 14(c) of the Dundee Local Plan Review 2005.

Policy 14(d) of the Dundee Local Plan Review 2005 states that the design and materials should respect the character of the existing building. The applicant has proposed to replace two of the rooflights which have already been installed with conservation specification windows in order to improve the overall appearance and impact of the windows on the building.

In addition to this, whilst the size of window marked as V4 on the plan is not ideal, given the passage of time since it was installed (circa 20 years) and the fact that it will not impact upon the character of the Listed Building from a public view, it is considered to be acceptable in this instance. In this respect, the proposal is considered to comply with Policy 14(d) of the Dundee Local Plan Review 2005.

With regard to Policy 60 (Alterations to Listed Buildings) 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.

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

### Other Material Considerations

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

In accordance with the provisions of Section 59 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 59 of the Act is discharged.

### 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.

### CONCLUSION

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.

### RECOMMENDATION

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.

### Reasons

- 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.