

KEY INFORMATION

Ward The Ferry

Proposal

Change of Use, Alterations and Extension to Office Building to form a House.
Erection of Garage.

Address

23 Seafield Road
Broughty Ferry
Dundee

Applicant

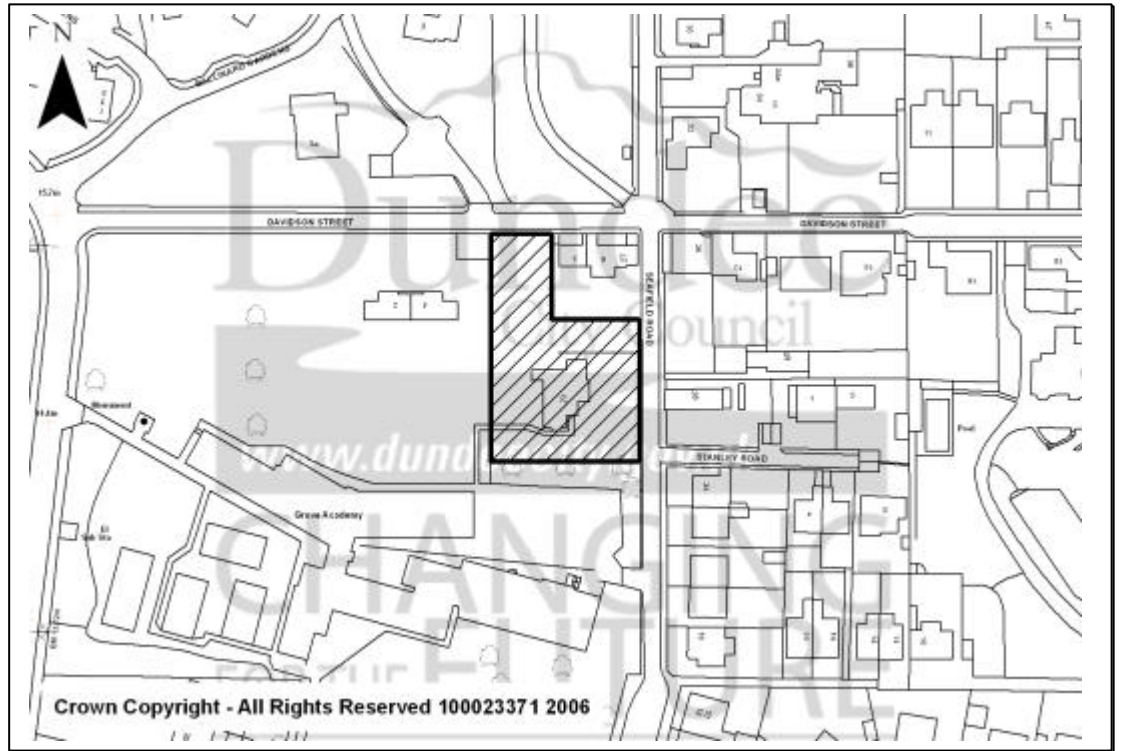
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Registered 16 Oct 2007

Case Officer P Macari



Proposed Residential Conversion of Former Avrom House

The Change of Use, Alterations and Extension to a former office building to form a house is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed change of use, erection of a conservatory extension, detached garage and formation of a vehicle access is considered to meet the criteria of Policy 4 and Policy 61 of the Dundee Local Plan Review 2005. Although two letters of objection were received, there are no material considerations that would justify laying aside the Development plan to withhold planning permission. The proposed development is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to change the use of a former educational building to a residential dwelling. The proposed works will include the erection of a conservatory extension, detached garage and formation of a vehicle access on to Seafield Road.
- Two letters of objection and one letter of support have been received.
- The proposed change of use and associated works are considered to meet the criteria of Policy 4 and Policy 61 of the Dundee Local Plan Review 2005 as well as Dundee City Council's non-statutory guidance on "Breaches in Boundary Walls" and Historic Scotland's Memorandum of Guidance on Conservation Areas and Listed Buildings.

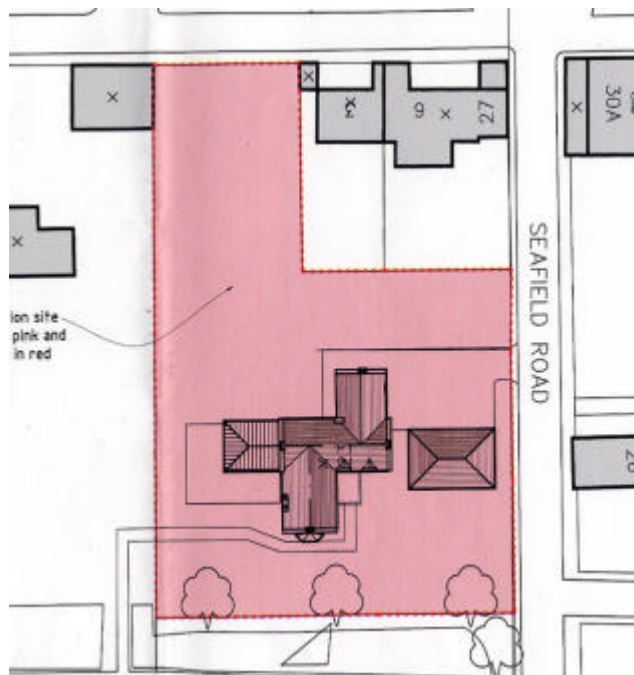
DESCRIPTION OF PROPOSAL

Planning permission is sought for the conversion of Avrum House at 23 Seafield Road, Broughty Ferry into a dwelling and for the erection of a conservatory extension and detached garage within the garden ground. Vehicular access will be obtained from Seafield Road through extending the north most pedestrian access.

The site area is 0.195 hectares. The site slopes from north to south.

SITE DESCRIPTION

The application site is located on the west side of Seafield Road and south side of Davidson Street. There is a 2 storey B-listed building, which has two pedestrian access gates from Seafield Road. The building is a Z-plan Jacobean-style house with ashlar stone walls and slate roof. There is a single storey entrance porch on the south elevation with glass fanlight set into a recessed panel. A further entrance door is located on the east elevation but this was added at a later stage as a fire exit door. Many of the rooms have decorative cornice details, ceiling roses and fireplaces. There is a high stone wall along the Seafield Road and Davidson Street boundaries. There are various mature and semi-mature trees within the site and along the boundaries.



appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or

- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.
- c New housing development should also have regard to the principles of the City Council's Urban Design Guide.

d In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

e Where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action.

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.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

This application seeks to ensure that diversity and local distinctiveness are valued and protected.

SITE HISTORY

The last known use of the listed property was for class 10 (Education) use and prior to that it was used by Grove Academy.

Planning Application 06/00645/FUL and Listed Building Consent 06/00641/LBC sought to sub-divide the listed building into 2 flats, erect a detached dwelling in the grounds and form a new vehicular access of Seafield Road. Both applications were withdrawn before they were reported to the Development Quality

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 4: Design of New Housing - the design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City Council, through either site allocation in the Local Plan or site planning briefs, considers it

Committee with a negative recommendation.

Given the nature of the current application an application for listed building consent (ref: 07/00927/LBC) has also been submitted for consideration. This application will also be reported to the Development Quality Committee as part of this agenda.

PUBLIC PARTICIPATION

It was advertised as affecting the setting of a listed building on 23 October 2007.

Statutory neighbour notification was carried out and two letters of objection were received. The main grounds of objection are road safety. One letter of support was also received.

CONSULTATIONS

Historic Scotland was consulted informally on the associated listed building application (reference 07/00927/LBC). They have responded stating that they are satisfied with proposed restoration of the former dwelling.

The formation of a vehicle access on to Seafield Road is satisfactory providing the access is constructed to Dundee City Council standards and the appropriate consents are obtained for any work within the public road or footway.

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.

Policy 4 of The Dundee Local Plan Review 2005 sets out the requirements for new residential development. Support is given to proposals that involve the conversion of listed

buildings or other buildings worthy of retention. The building in question is B-listed and it is considered a building of merit and worthy of conversion from its last use, which resulted in some unfortunate alterations to the original building. The resulting dwelling will be of a generous size with the proposed conservatory extension providing additional living space that is of a scale, design and massing complimentary to the proportions and finish of the existing building. Policy 4 requires a minimum of 150% parking. The proposed garage and vehicle access will provide the required parking. The proposed garage will be located in the south eastern corner of the garden and will be of a scale, massing, design and finish that although modern will blend well with the traditional finishing of the B listed building. In terms of garden ground, each case is considered on its merits. Given the site area and low density development proposed, the dwelling will be afforded 1500sqm of garden ground. The proposed change of use is considered to meet the criteria of Policy 4.

The proposed development is located on the boundary of the Forthill Conservation Area. A stone boundary wall along Davidson Street is included within the conservation area. Policy 61 requires all development proposals to preserve or enhance the character of the surrounding area. There is currently no vehicular access to the listed building from any of the surrounding streets. There are two pedestrian access gates onto Seafield Road. Previously Seafield Road had been considered too narrow to support a vehicular access, however there is no objections to widening the north most pedestrian access to form a driveway to the site. The Council's Guidance on "Breaches in Boundary Walls states that:

"the subdivision of property and division of gardens to provide additional houses is contentious and often not desirable in conservation areas..."

Given that there is no vehicular access at present the most suitable location, in road safety terms, for a new access is onto Seafield Road. The proposed vehicle access will involve removing an additional 2.5m of stone from the existing wall and erecting gate piers. Although no details of the proposed gate piers or gates have been

submitted, it is considered that extending an existing opening in the boundary wall is not as significant as creating a new opening in the boundary wall. Therefore the proposed vehicle access is considered to meet the criteria of Policy 61.

With regard to the proposed conservatory extension and detached garage, it is considered that both will be of a traditional construction and finish that will compliment and blend well with the existing dwelling and surrounding conservation area. The proposed change of use and associated developments are therefore considered to comply with Policy 61.

Given that the building is currently unused and dangerously close to falling into a state of dereliction, the proposed change of use and associated developments are considered to not only preserve and enhance the character and setting of the Conservation Area but also preserve and restore the B listed building.

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:

Objections

The objections concerns relate to traffic impact and road safety.

In terms of traffic and road safety, it is considered that Seafield Road is the most appropriate location for a new access to be formed, if Members are minded to grant approval of the application. The proposed access will serve 1 dwelling and it is considered that this will not have a detrimental impact on the traffic flow or safety at this location.

Memorandum of Guidance

The Memorandum of Guidance states that:

"Works both immediately adjacent to and some distance from a listed building can have a considerable physical and visual impact upon it";

"At all times the listed building should remain the focus of its setting. Attention must never be distracted by the presence of any new development whether it be within or outwith the curtilage."

The main elevation of the listed building is to the south. However the east elevation would also become public if the existing opening in the stone boundary wall along Seafield Road was extended. Given that the public elevations of the B listed building will not be altered and that the proposed garage and conservatory (adjoins the western elevation) will not be visible from Seafield Road (due to the 1.8m high boundary wall) it is considered that the proposed development complies with the advice in the Memorandum and Section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

It is concluded from the foregoing that there are no material considerations that would justify laying aside the Development Plan to withhold planning permission. It is therefore recommended that planning permission be granted.

Design

The proposed design of the conservatory extension adjoining a B listed building and a detached garage in the grounds of a B listed building and on the boundary of a conservation area is considered appropriate at this location. By way of scale, design, massing and finish both are considered to respect the style and design of surrounding houses.

CONCLUSION

The proposed development is considered to meet the criteria of Policies 4 and 61 of the Dundee Local Plan Review 2005, advice in NPPG18, Section 59 of the Act and the Memorandum of Guidance. The objections received are not of sufficient weight to justify refusal contrary to the provisions of the Development Plan. The proposed change of use and associated developments are therefore recommended for Approval subject to conditions.

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 BEFORE WORK STARTS ON SITE, details of all external finishing materials shall be submitted to this Department for written approval.
- 3 BEFORE WORK STARTS ON SITE, details of the proposed vehicle access to a scale of no less than 1:50 should be submitted to this Department for written approval. For the avoidance of doubt such details should include in profile the proposed gatepiers/wall finishes, mortar composition and gate designs.
- 4 BEFORE WORK STARTS ON SITE, details of the proposed conservatory extension shall be submitted to this Department for written approval. For the avoidance of doubt, the conservatory extension shall be timber framed and fully glazed.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding the visual amenity of the Conservation Area.
- 3 In the interests of preserving the visual amenity of the existing streetscape and surrounding Conservation Area.
- 4 In the interests of preserving the character and setting of the Conservation Area.