

**KEY INFORMATION**

Ward The Ferry

**Proposal**

Installation of a Satellite Dish

**Address**

17 Duntrune Terrace  
Broughty Ferry  
Dundee  
DD5 1LF

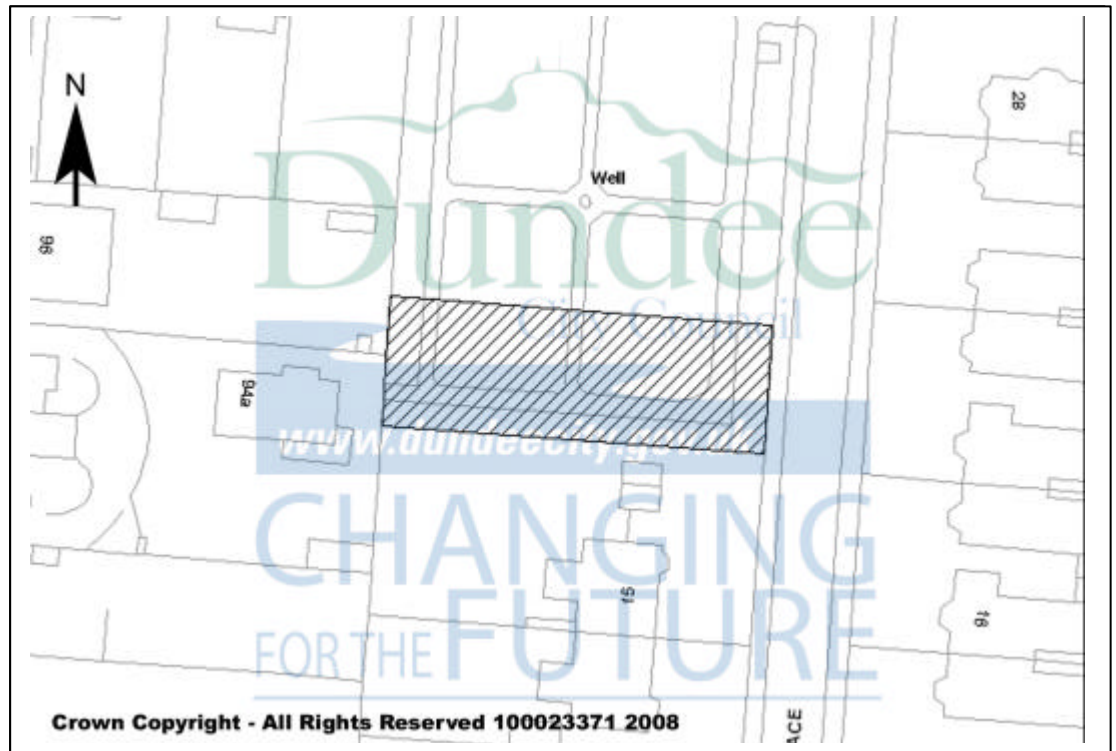
**Applicant**

Robert Doak  
17 Duntrune Terrace  
Broughty Ferry  
Dundee  
DD5 1LF

**Agent**

Registered 28 Mar 2008

Case Officer S Page



## Permission sought for satellite dish in Conservation Area

The installation of a Satellite Dish is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed satellite dish complies with Policies 14 and 61 of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the development plan to refuse planning permission. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- The application seeks retrospective approval for the installation of a satellite dish at 17 Duntrune Terrace.
- One objection was received from a neighbour concerned with the appearance of the black satellite dish mounted on a white wall and its effect on the conservation area.
- The proposal has been found to comply with Policies 14 and 61 of the Dundee Local Plan Review 2005 and the grounds of the objection are not supported.

## DESCRIPTION OF PROPOSAL

The applicant is seeking retrospective permission for the erection of a 64cm elliptical satellite dish on the south elevation (gable end) of the property. The dish is mounted towards the rear of the property just below the roof line.

## SITE DESCRIPTION

The house exists to the west side of Duntrune Terrace in the West Ferry Conservation Area and is a modern style new build property which was constructed on the former Duntrune Demonstration Garden. To the front of the site are stone walls with hedging above. To the south is a further wall with a mix of horizontally boarded fencing and close boarded fencing panels extending above.

## 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 - 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 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

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

The construction of this house was granted planning permission in 2007. Prior to the construction the land was occupied by the Duntrune Demonstration Garden.

## PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One objection was received from a neighbour concerned with the black appearance of the satellite dish over the white wall of the house and its presence in a conservation area and offered

alternative locations for the siting of the dish on the property.

Copies of this letter are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

## CONSULTATIONS

No adverse comments have been received from 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.

Policy 14: Alterations and Extensions to Houses - this policy seeks to protect the appearance of houses and minimise the effect of

alterations on neighbours in the form of overshadowing or privacy. In this case the house is substantially screened from Duntrune Terrace by mature planting and boundary walls and as a result the satellite dish does not significantly affect the prominent front elevation. It is considered that the dish has been located in the best possible location on the property as it is mounted adjacent to the black roofline and downpipes and as such is not visually obtrusive. The satellite dish will not affect daylight or sunlight on neighbouring properties.

Policy 61: Development in Conservation Areas - this policy seeks to preserve and enhance the character of conservation areas. In this instance the property is of a high quality modern design with black detailing in the form of guttering and downpipes and dark window frames. The addition of a black satellite dish therefore does not contrast with the external fittings

of the house. The dish has been located towards the rear of the property in a manner which minimises its visibility from the street and as such is not unusual as a similar approach exists elsewhere on Duntrune Terrace.

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:

- a Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires that planning authorities pay special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

This matter has already been considered in the assessment of the proposal under Policy 61 of the adopted local plan and it is considered that the proposal has no effect on the conservation area.

## Objection

One objection was received from a neighbour, concerned about the black appearance of the dish over the white wall of the house and its presence in a conservation area. These issues have been dealt with in consideration of the Local Plan policies above and it was concluded that the black appearance of the proposal was acceptable and had no measurable impact on the conservation area.

The objection continues to offer two alternative locations for mounting the dish:

- 1 On the side of the dormer above the entrance - this location would not be supported as it would affect the appearance of the front elevation of the property and cause it to conflict with the aims of Policy 14 of the Dundee Local plan Review 2005.
- 2 On the inside of the chimney - this location would not be supported as it would not offer any improvement over the existing location and would present the satellite dish in a relatively more prominent location breaking the skyline as

opposed to the more discreet location which has been chosen.

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

The satellite dish is a standard 64cm elliptical dish for Sky Television. It is black in colour with a white receiver. The dish has been mounted in close association with the roofline and downpipes which are also black and as such is considered to have been sympathetically sited.

## CONCLUSION

It is considered that the proposal complies with Policies 14 and 61 of the Dundee Local plan Review 2005 and there are no material considerations which would justify refusal of the application. Accordingly the proposal is recommended for APPROVAL subject to conditions.

## RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.