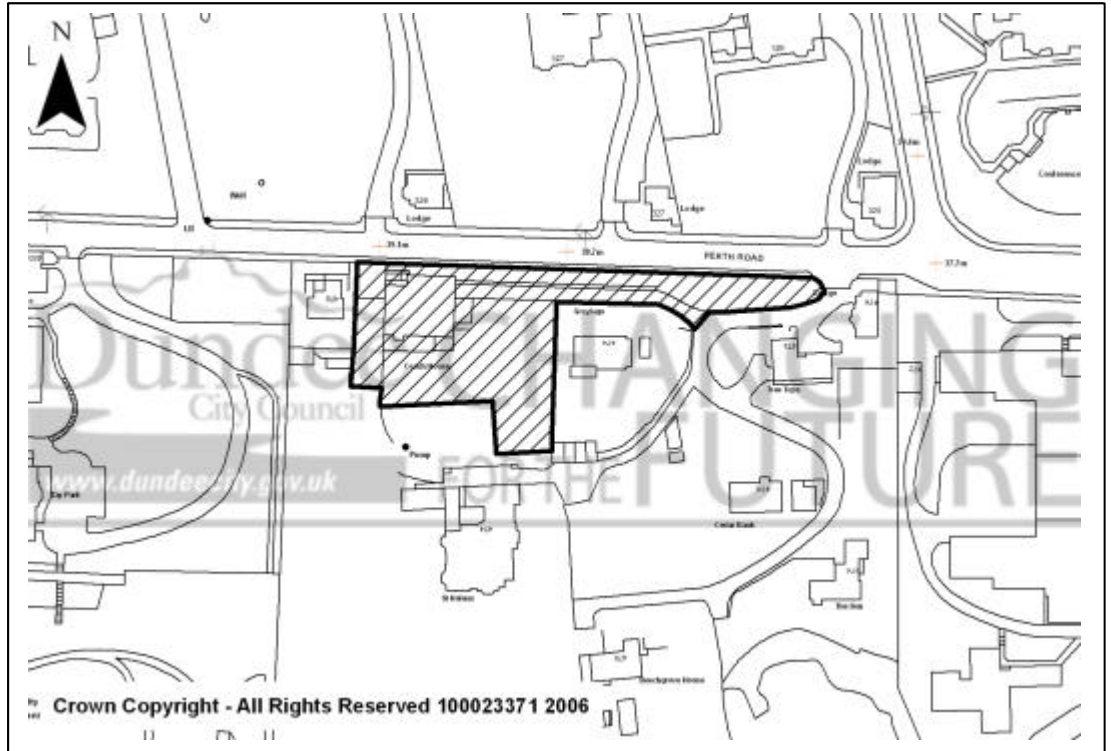


KEY INFORMATION**Ward** West End**Proposal**

Conversion of stables into dwellinghouse, demolition works and works to tree

AddressCoach House
474 Perth Road
Dundee**Applicant**St Helens Trust
c/o Leasingham Jameson
Rogers & Hynd
18 South Tay Street
Dundee
DD1 1PD**Agent**Leasingham Jameson
Rogers & Hynd
18 South Tay Street
Dundee
DD1 1PD**Registered** 2 Dec 2008**Case Officer** B Knox

Residential Conversion Proposed in Perth Road

The conversion of stables into a dwellinghouse is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The application is considered to comply with Policies 4 and 61 of the Dundee Local Plan Review 2005. There are no material considerations, including the views of the objector, that would justify a decision contrary to this. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application proposes the conversion of existing stable outbuildings to form one dwelling house, demolition works to the existing structure including the removal of the courtyard roof and the removal of a tree.
- One letter of objection has been received in relation to the proposal which raises concerns in relation to overlooking and loss of amenity.
- The application is considered to comply with Policies 4 and 61 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify a decision contrary to this.

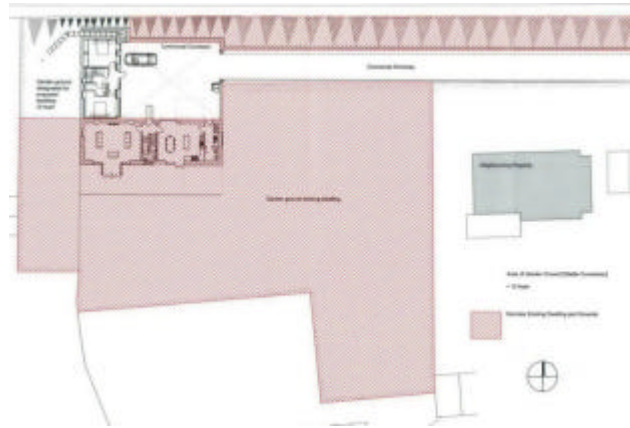
DESCRIPTION OF PROPOSAL

The application proposes the conversion of existing stable outbuildings to form one dwelling house, demolition works to the existing structure including the removal of the courtyard roof. Part of the stables complex has been in residential use for a substantial period of time. The remaining part of the stables is vacant. It is proposed to convert the remaining part into a separate dwelling house. The new dwelling would have three bedrooms, two shower rooms and a living/kitchen area. The property would be provided with approximately 247m² of private garden ground and parking for two cars in the courtyard area to be shared with the existing property which is also under the ownership of the applicant.

The materials used would be traditional in appearance and would retain the character of the property. There would be timber windows and doors and second hand Scottish slate for the roof. The existing stone would be retained.

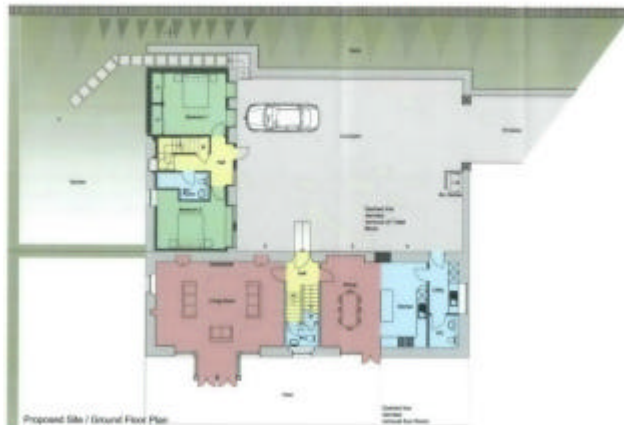
It is proposed to carry out some works to the crown of an existing walnut tree situated to the north of the existing property.

for many years. The courtyard to the coach house building is covered with a substantial but not attractive roof. The courtyard is laid out in setts which contribute to the character of the area. There is an existing flat roof extension to the existing dwelling within the courtyard area which has a negative impact upon the appearance of the property.



The existing dwelling is substantial in size with extensive grounds to the south and east and there is an existing walnut tree to the north of the proposed dwelling which is set into the slope of the land and appears to be leaning quite considerably. It is located within the West End Suburbs Conservation area.

Coach House 474 Perth Road, Dundee



SITE DESCRIPTION

The application site is located in the west end of the city and is accessed down a track leading from the south side of Perth Road. The track slopes and winds to the south and provides access to a number of dwellings. Some of the existing dwellings are old and traditional but some are more modern in appearance. There is a dwelling to the west which has a separate access and is approximately 11.5 metres from the proposed dwelling. The dwelling to the east at the mouth of the track is over 30 metres away.

The site itself is accessed via a long but wide track providing access to an existing dwelling within the L-shaped coach house complex and the proposed dwelling to the west only.

The property formally served the main St Helens to the south as a coach house but is not a Listed Building. The south part has been used as residential use

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 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.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

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

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

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

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

There is no recent planning history for the application site.

PUBLIC PARTICIPATION

The application was the subject of statutory neighbour notification. One letter of objection has been received which raises the following concerns:

- The proposed development will cause overlooking of the objectors property and will detract from the general amenity.
- The drive of the proposed development will result in works vehicles encroaching onto objectors property.

Members will already have had access to the objection and it is intended to comment on the contents in the Observations Section below.

CONSULTATIONS

The Councils Forestry Officer has been consulted with regards to the proposed works to the existing walnut tree situated to the north of the property. It is considered that as the walnut tree is to be retained there are no objections to it receiving a light crown lift towards the property and over the road subject to the works being carried out by competent and fully certificated and insured arborists.

Appropriate conditions can be applied to any grant of consent in order to ensure the works are carried out accordingly and in line with the comments of the Forestry Officer.

OBSERVATIONS

Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland)



Act 1997 the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 and Appendix 1 sets out the standards for the design of new housing at this suburban location. The first of the criteria states that 75% of houses should have 3 or more

bedrooms or a minimum gross internal floor area of 100m². The proposed dwelling would have three bedrooms and a floor area in excess of 100m². The application is therefore considered to be acceptable in this respect.

Appendix 1 also provides guidance on the car parking that should be available. For a dwelling in this location of the city, there should be at least 1 space within the curtilage of the dwelling. However, private houses with 3 or more bedrooms should have at least 2 spaces. There will be parking for a total of four cars within the shared courtyard area serving the proposed and the existing dwelling, with two spaces per dwelling. This therefore meets the requirements of Appendix 1 of the Dundee Local Plan Review 2005.

Furthermore, Appendix 1 states that on brown field sites there should be a minimum private useable garden ground of 120 square metres for all houses. The newly created dwelling would be provided with approximately 274 square metres of private garden ground. There is an existing small wall and trellis running along the line of the proposed garden which will be extended to ensure that both the new and existing dwelling have extensive garden areas. The existing dwelling will have well over 1000 square metres of garden ground to the south and east with several mature trees.

Appendix 1 finally states that there should be at least 18 metres between facing windows of habitable rooms. The coach house building is Lshaped and as such there will be no windows which look directly into habitable rooms.

The application is considered to comply with Policy 4 of the Dundee Local Plan Review 2005.

The application site is located within the West End Suburbs Conservation Area. As such, Policy 61 of the Dundee Local Plan Review 2005 is applicable to the determination of this application. This policy states that all development proposals will be expected to preserve or enhance the character of the surrounding area. The application proposes the removal of the existing roof covering the courtyard area of the property,

including the proposed and existing dwelling. The existing roof is a dominating feature and its removal will retain the character of the L-shaped building.

The wallhead of the proposed dwelling shall be raised in line with the existing adjoining dwelling but the existing openings shall remain as is existing. The total difference in height from the existing building will be approximately 1 metre. The footprint of the area for the proposed dwelling shall remain as is existing also. It is considered that these alterations shall retain the coach house appearance to the property as a whole and will have a neutral effect upon the conservation area.

It is also proposed to remove some features of the existing dwelling which will help to improve the overall appearance of the development. The flat roofed extension to the north elevation within the courtyard area shall be removed as will the existing sun room to the south elevation. Both of these are unsightly additions to the property and their removal shall improve the overall appearance and help the character of the property to become more apparent.

The materials proposed are reclaimed Scottish slate and timber windows and doors. These traditional materials will complement the property and surrounding conservation area. The exact details of the materials to be used shall be the subject of a condition requiring their approval prior to the commencement of works on site.

It is therefore considered that the proposal complies with Policy 61 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.

The Statutory Requirements under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that The

Statutory Requirements under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are discharged in the assessment of the proposals against the criteria of the Development Plan above.

Other Material Considerations

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

Views of the objectors:

One letter of objection has been received which raises the following concerns:

- The proposed development will cause overlooking of the objectors property and will detract from the general amenity.



The objectors property is over 30 metres away from the existing dwelling and over 40 metres to the proposed dwelling. Over these distances, it is not anticipated that the proposals would result in an unacceptable degree of overlooking of the property to the east. The extensive garden grounds to the east and south of the existing property are bounded by hedging and trees also help to ensure there is no overlooking of the nearest property to the east.

- The drive of the proposed development will result in works vehicles encroaching onto objectors property

The applicant has certified that the application site is entirely within their ownership. Any issues regarding works vehicles cannot be taken into consideration as part of the planning application.

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 proposed design will help to reinstate the stable like appearance of the property, particularly the removal of the unattractive extensions. The materials proposed are traditional and will retain the character of the property. It is considered that the proposal will provide a high standard of development and bring the building into active use.

CONCLUSION

It is concluded from the foregoing that the proposal complies with the relevant policies of the Development Plan. There are no material considerations that would justify a decision contrary to this.

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 Full details of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved details. For the avoidance of doubt the finishing materials shall include the roof, external wall and rainwater goods.
- 3 The agreed works to the walnut tree shall be carried out in the month of August only by competent and fully certificated and insured arborists and in accordance with BS:3998:1989.
- 4 Any excavations near the wall and beneath the canopy of the tree must be carried out by hand (AS PER BS:5837:2005) and no root systems cut or damaged with

out prior permission of this authority.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure the character and appearance of the property.
- 3 In order to ensure the works carried out to the tree are done so accordingly.
- 4 In order to ensure the works carried out to the tree are done so accordingly.