

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Substitution of material on conservatory roof from glazed roof to slate roof.

**Address**

23 Seafield Road  
Broughty Ferry  
Dundee

**Applicant**

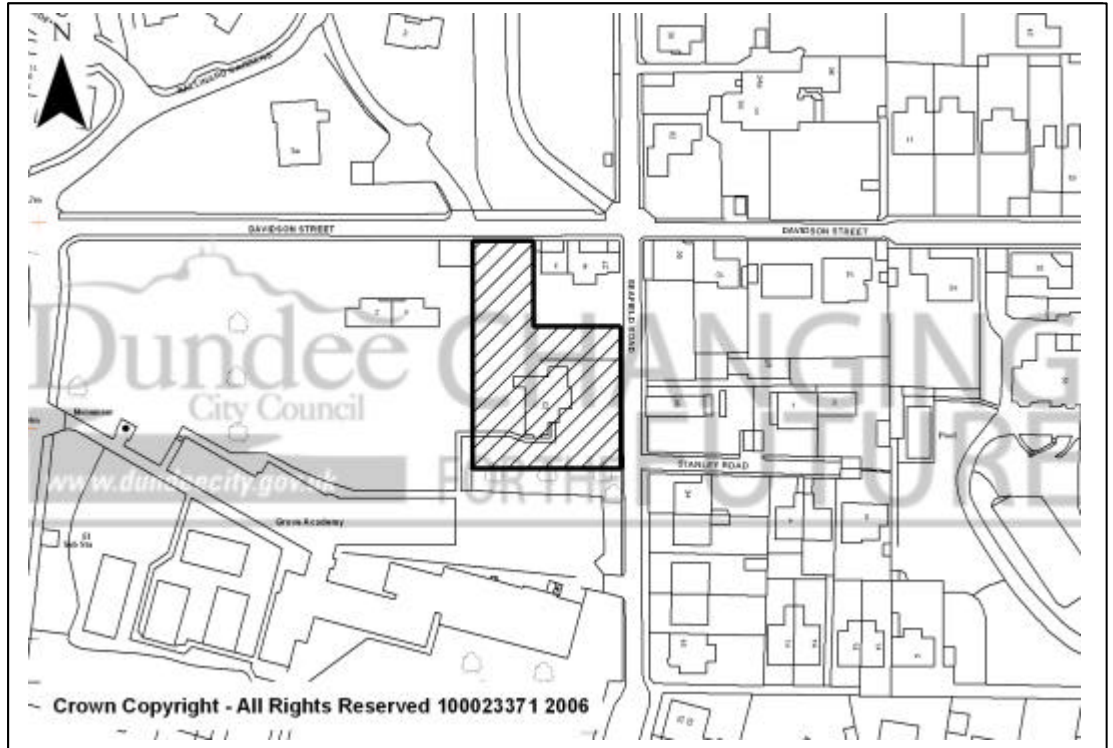
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DD5 1JT

**Agent**

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Broughty Ferry  
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**Registered** 9 Dec 2008

**Case Officer** P Macari



## Proposed Slate Roof in Seafield Road

Substitution of conservatory roof material is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposals are considered to comply with the criteria of Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005 and the statutory duty set out in Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The concerns of Broughty Ferry Community Council are not supported. Accordingly this application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought to vary the design and finish of the proposed conservatory extension approved by planning permission 07/00928/COU.
- Policy 14 (Alterations and Extensions to Houses), Policy 55 (Urban Design), Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- No letters of objection have been received from neighbouring residents.
- Broughty Ferry Community Council have objected on grounds that the proposed slate roof will increase the massing of the conservatory extension to the detriment of the historic character and setting of the B listed Avrom House.

## DESCRIPTION OF PROPOSAL

Planning permission is sought to vary the design and finish of the proposed conservatory extension approved by planning permission 07/00928/COU.

Planning permission 07/00928/COU granted planning permission for the erection of a glazed conservatory extension to the western elevation of Avrom House. This application seeks planning permission to substitute the original glazed roof of the conservatory extension with a slate roof to match the existing house and recently built garage.

## SITE DESCRIPTION

The application site is located on the west side of Seafield Road and south side of Davidson Street. There is a two 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, this is also B listed. There are various mature and semi-mature trees within the site and along the boundaries.

There is a newly built detached double garage in the eastern side garden grounds of the house. The garage has a slate pitched roof with cream wet dash rendered walls.

## 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:

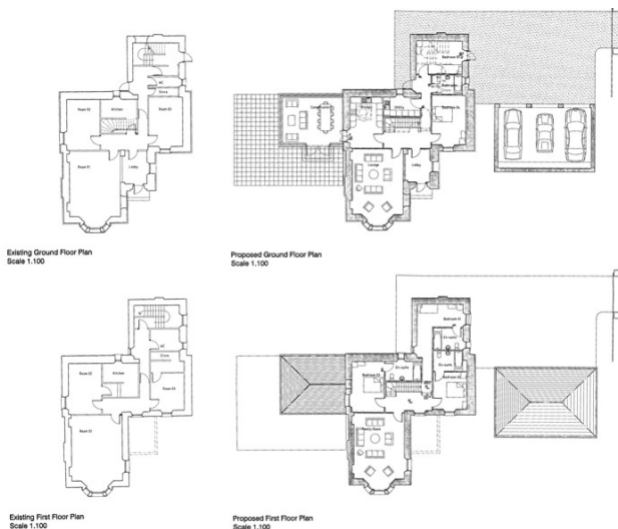
Policy 14: Alterations and Extensions to Houses - proposals to alter or extend

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 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning

applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

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.

Policy 61 (Development within 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 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

On 17 December 2007, the Council's Development Quality Committee granted planning permission 07/00928/COU and listed building consent 07/00927LBC for the conversion of Avrom House, 23 Seafield Road Broughty Ferry from a vacant school building to a domestic dwelling including the erection of a detached double garage and conservatory extension.

Prior to the approval of the proposed conversion of Avrom House, proposals to redevelop the application site included conversion into two flats and the erection of a house in the garden grounds. These proposals were considered to have a negative impact upon the B listed building as well as being contrary to the provisions of the Development Plan. The respective applications for planning permission and listed building consent were withdrawn before the proposals could be reported to the Development Quality Committee.

A related application seeking listed building consent for the substitution of the glazed conservatory roof with a slate roof appears elsewhere on the agenda as do planning and listed building applications for the formation of a pedestrian access in the northern boundary wall of Avrom House and the installation of solar panels on the roof of the recently built garage approved by planning permission 07/00928/COU and listed building consent 07/00927LBC.

## PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure as detailed in the Town and Country Planning (General Development Procedure) Scotland Order 1992. No letters of objection have been received.

## CONSULTATIONS

Broughty Ferry Community Council has objected to the proposals on the grounds that a slate roof will create a more substantial extension to the B

listed building to the detriment of the historic character and setting of Avrom House.

No other adverse comments have been received from 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.

In accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

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.

## 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) seeks to promote domestic development that does not have a significant impact upon neighbouring residential properties. The proposed replacement slate roof is considered to comply with criteria A and D of Policy 14. This is because the proposed slate roof will give the conservatory the appearance of a small extension with a traditional design that blends with the original design and finish of the B listed host building as well as the newly built detached garage in the eastern side garden ground of the application site. This is mainly because the roof design and finish of the extension, garage and original house will be natural slate.

Although the proposed slate roof is of a denser massing than the approved glazed roof, the scale and massing of the proposed extension to the western elevation of the B listed building will not overshadow neighbouring properties. Furthermore, the robustness of the existing boundary enclosures will prevent any issues of overlooking from occurring from the glazed elevations of the extension. The proposals therefore comply with Criteria B of Policy 14.

With regard to Criteria C, the proposals will not increase the footprint of the previously approved built form and therefore the level of private garden ground available will remain at 1,500m<sup>2</sup>.

With regard to Policy 60 (Alterations to Listed Buildings) the proposed slate roof will bring uniformity to the redevelopment of Avrom House as the extension, detached garage and original B listed building will have matching roof styles and finishes. Further, the extension by virtue of its scale, massing and finish will enhance the appearance of the western elevation of the B listed building.

In accordance with the requirements of Policy 61, the proposed slate roof will give the extension, original house and garage a uniform appearance that is complementary to the historic streetscapes of both Seafield Road and Davidson Street. The proposals will therefore enhance the appearance of the Forthill Conservation Area.

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

## Statutory Duty

The statutory duty outlined in Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are discharged by the assessment of the proposals against the criteria of Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005.

## Other Material Considerations

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

a Concerns of Broughty Ferry Community Council

Broughty Ferry Community Council has expressed concern that the proposed replacement slate roof will create a more substantial extension to the B listed building to the detriment of the historic character and setting of Avrom House.

The proposals are considered to have a neutral impact on the historic character and setting of the B listed building due to the traditional design and finish of the resulting extension. This is demonstrated in the assessment of the proposals against the criteria of Policy 60 and Policy 61 of the Dundee Local Plan Review 2005 where it has been concluded that the proposals will bring uniformity to Avrom House through the matching roof designs and finish of the extension to the western elevation, the recently built detached garage in the eastern side garden and the original B listed building.

The concerns of Broughty Ferry Community Council are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any 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 replacement slate roof is considered to have a neutral impact upon the appearance of the B listed building. The slate roof will give a uniform appearance to the extension to the western elevation, the detached garage in the eastern side garden ground and the original B listed house.

## CONCLUSION

The proposals are considered to comply with the criteria of Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005 and the statutory duty set out in Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The concerns of

Broughty Ferry Community Council are not supported. Accordingly this application is 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, a sample of the proposed roof slates shall be submitted to this Planning Authority for written approval. Thereafter the slate approved by virtue of this condition shall be used to cover the roof of the conservatory in accordance with the stamped approved drawings.

### Reason

- 1 To comply with Section 58 of the Town & Country Planning (Scotland) Act 1997.
- 2 In the interests of safeguarding the historic appearance of the B listed building.