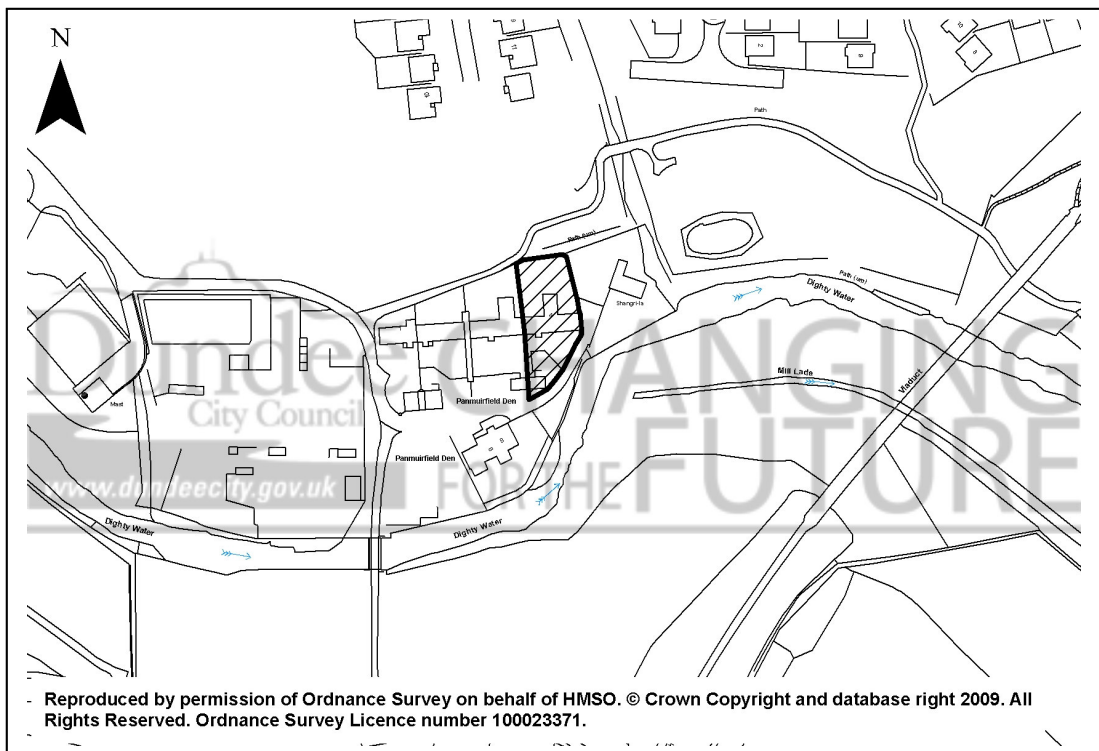


KEY INFORMATION**Ward** The Ferry**Proposal**

Extension to form bedroom and family room to rear

Address4 Panmurefield Den
Panmurefield Road
Broughty Ferry**Applicant**Mr & Mrs Scott
4 Panmurefield Den
Panmurefield Road
Broughty Ferry
Dundee
DD5 3RW**Agent**Brunton Design Studios
95 Dundee Street
Carnoustie
DD7 7EW**Registered** 12 Mar 2010**Case Officer** Paul Macari

Proposed House Extension in Panmurefield Den

The extension to form a bedroom and family room to the rear is **RECOMMENDED FOR APPROVAL** subject to conditions and formal clearance by Historic Scotland. Report by Director of City Development.

RECOMMENDATION

The concerns of Broughty Ferry Community Council are not supported. The proposals comply with the provisions of the Development Plan and the requirements of the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It is therefore recommended that listed building consent is granted subject to formal clearance from Historic Scotland.

SUMMARY OF REPORT

- This application seeks listed building consent for the erection of a single storey extension to the rear elevation of a B listed semi-detached cottage at 4 Panmurefield Den, Broughty Ferry.
- Policy 60 (Alterations to Listed Buildings) of the Adopted Local Plan is relevant to the outcome of this application as is Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- Broughty Ferry Community Council has objected to the proposals on the grounds that the proposed extension is an overdevelopment of a small cottage and that the design of the proposed extension will ruin the appearance of the traditional B listed cottages at Panmurefield Den.
- The views of Broughty Ferry Community Council are not supported.
- The proposals comply with the requirements of Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

DESCRIPTION OF PROPOSAL

This application seeks listed building consent for the erection of a single storey extension to the rear elevation of a B listed cottage at 4 Panmurefield Den, Broughty Ferry.

The proposed extension will adjoin the rear elevation of the existing B listed building and will wrap around the existing extension to the rear elevation of the house.

The proposed extension will be finished in a cream roughcast to match the existing house and will have a hipped roof matching the existing single storey extension finished in natural slate. The southern elevation of the returning wing of the proposed extension will have a floor to ceiling glazed panel which will serve the proposed family room.

A private courtyard will be created between the southern elevation of the proposed extension and the northern elevation of the existing house. It is proposed to landscape and pave the courtyard in materials that are sympathetic to the B listed building.

The proposed extension will provide additional living accommodation in the form of a fourth bedroom, a family room and storage facilities.

The Council's Scheme of Delegation requires planning applications that have objections from statutory consultees to be referred to the Development Quality Committee. Although this is an application for listed building consent it has been decided to refer this application to the Development Quality Committee as it has attracted an objection from Broughty Ferry Community Council.

SITE DESCRIPTION

The application site is located at the end of Panmurefield Road, which is a private road accessed from the south side of Arbroath Road and through Panmurefield village.

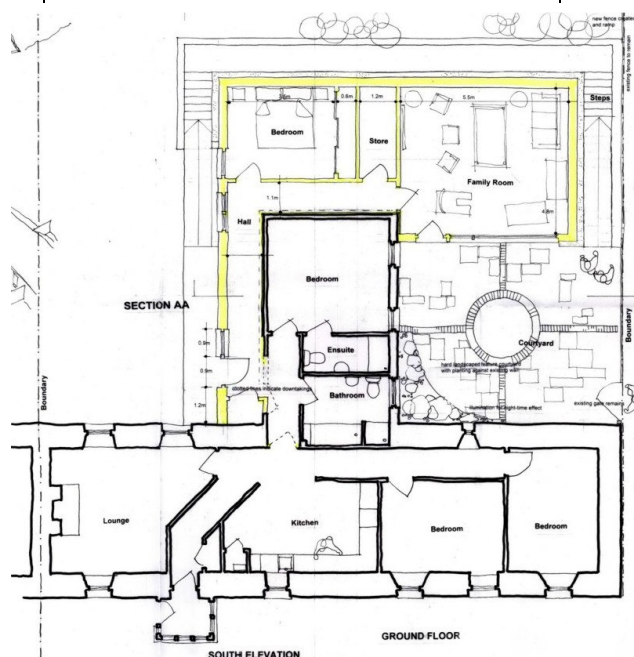
The application site comprises a B-listed semi-detached cottage, which was formerly a workers cottage linked to the Bleachfield Works which was located adjacent to the site. The

cottage is at the east end of a row of 4 semi-detached single and two storey houses. There are two 2 storey houses of a similar period to the single storey cottages to the west and a 2 storey detached house to the east. There is also a one and a half storey house to

goods and brown stained timber framed mock sash and case windows.

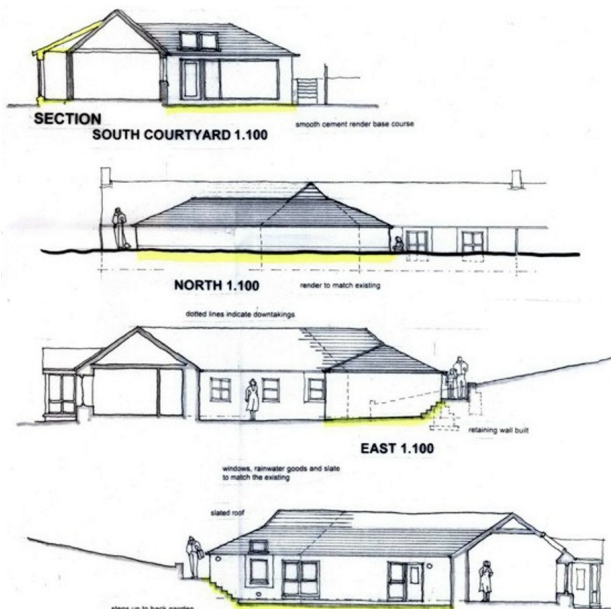
There is a private garden area to the north, which is at a higher level. A low wall with a 1.8m high timber fence on top runs along the boundary of the rear garden. There is a raised decking area in the north western corner of the rear garden.

A single garage is located to the south of the house outwith the front garden which is enclosed by a 1m high timber fence. The front garden is sown in grass.



the south of the application site which has recently been built and is finished in modern materials.

The access road serving all 7 of these properties is surfaced in type 1 aggregate.



The cottage that is the subject of this application is single storey with cream roughcast walls and slate roof. There is an existing single storey extension to the rear elevation finished in materials matching the existing house. The house has black UPVC rainwater

The following policies are of relevance:

Policy 60 (Alterations To Listed Buildings) is supportive of works to alter listed buildings 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.

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. There are no specific

sustainability policy implications arising from this application.

SITE HISTORY

Planning and listed building consent were granted in 2001 to convert the cottages and associated stables into dwellings.

Planning application ref: 09/00072/FUL and listed building application ref: 09/00096/LBC were refused consent for the erection of a single storey extension to the rear elevation of the existing house as the design of the extension would have diminished the appearance of the B listed building.

Following the refusal of planning application ref: 09/00072/FULL and listed building consent ref: 09/00096/LBC revised proposals were submitted to the Council for informal comment. Historic Scotland informally confirmed that the revised proposals that are the subject of this application were an acceptable addition to the B Listed Building.

As well as the current application for listed building consent, there is also a partner planning application for the erection of a single storey extension to the rear of the existing house at 4 Panmurefield Den that is being considered by the Council. As no objections to the planning application have been received there is no requirement for it to be reported to the Development Quality Committee.

PUBLIC PARTICIPATION

This application was advertised in accordance with statutory requirements. No letters of objection were received.

CONSULTATIONS

Broughty Ferry Community Council has objected to the proposed development on grounds that the single storey extension to the rear elevation of the existing B listed cottage would over develop the cottage and its associated garden ground. As a result of this over development, the Community Council also believes that the proposed extension will have an adverse impact upon the appearance of the B listed host building and adjoining cottage.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural interest which they possess.



The proposed extension is of a scale, massing, design and finish that will compliment the appearance of the B listed building as well as the adjoining listed cottage. The roof design of the extension will tie in with the original roof design of the house and will be finished in natural slate. The proposed extension will be to the rear of the property and will therefore have no impact upon the appearance of the front elevation of the B listed cottage in relation to adjoining properties.

The incorporation of a contemporary floor to ceiling glazed panel into the southern elevation of the extension is a complimentary addition to the traditional design and finish of the existing building. The proposed extension will wrap around the rear elevation of the existing extension to the northern elevation of the B listed building and projects eastwards. The glazed panel will be located on the southern side of the eastern projection of the proposed extension and will not be publicly visible. A private courtyard will be created between the southern elevation of the proposed extension and northern elevation of the existing house. The courtyard will be landscaped and paved in materials that are complimentary to the character and appearance of the B listed building.

From the north, east, south and west, views of the existing house and extension will maintain the traditional slate roof and cream roughcast appearance of the B listed cottages at 3 and 4 Panmurefield Den. Therefore

the proposals will not adversely impact upon the character, setting and appearance of the B listed cottages at 3 and 4 Panmurefield Den.

The proposals by virtue of scale, massing, design and finishing materials will respect the historic character, setting and appearance of the B listed building and adjoining listed building. Accordingly the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 is discharged.

Other Material Considerations

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

A The Development Plan

Policy 60 (Alterations to Listed Buildings) is supportive of proposals that seek to enhance or restore the historic and architectural character of listed buildings. In discharging the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation areas) (Scotland) Act 1997 it has been concluded that the proposed extension is of a scale, massing, design and finish that compliments the appearance of the existing B listed building.

Therefore, the proposed single storey extension to the rear of 4 Panmurefield Den complies with the criteria of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.

B Views of Broughty Ferry Community Council

The grounds of objection raised by Broughty Ferry Community Council are addressed in the assessment of the proposals against the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and Policy 60 of the Dundee Local Plan Review 2005. The proposed extension to 4 Panmurefield Den by virtue of scale, design and massing is not considered to impact upon the historic character, setting or appearance of the B listed cottage and adjoining B listed building.

In this instance the concerns of the Community Council are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to the concerns of Broughty Ferry Community Council such as to justify the refusal of listed building consent. It is therefore recommended that listed building consent is granted subject to formal clearance from Historic Scotland.

Design

The proposed extension to the B listed building at 4 Panmurefield Den is considered to be of a scale, design, massing and finish so as not to overdevelop the rear elevation of the existing B listed building. The proposed extension will maintain the historic character and appearance of the listed building and the adjoining cottage at 3 Panmurefield Den.

CONCLUSION

The concerns of Broughty Ferry Community Council are not supported. The proposals comply with the provisions of the development plan and the requirements of the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997. It is therefore recommended that listed building consent is granted subject to formal clearance from Historic Scotland.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

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

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent.

Reason

- 1 To comply with Section 16 of the Planning (Listed Buildings and

Conservation Areas) (Scotland) Act 1997.