

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

Erection of single storey extension to rear (North) elevation of dwellinghouse

Address

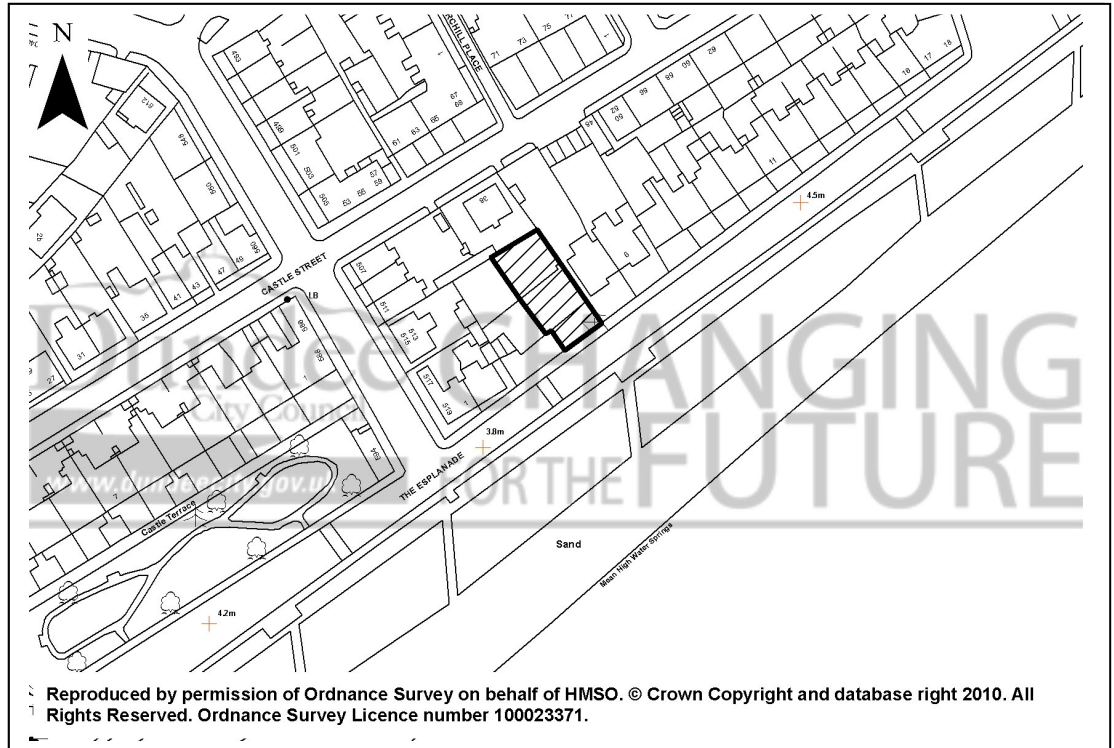
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Registered 25 May 2010**Case Officer** Paul Macari

Proposal for Extension to House in Esplanade

The erection of a single storey extension to the rear of a dwellinghouse is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

The proposed single storey extension to the rear elevation of the existing house at 4 The Esplanade complies with the requirements of the Dundee Local Plan Review 2005. The concerns of the Objectors are not supported. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a single storey extension to the rear (north) elevation of the existing house at 4 The Esplanade Broughty Ferry, Dundee.
- Policy 14 (Alterations and Extensions to Houses) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- 12 letters of objection have been received from residents of Broughty Ferry. The concerns raised relate to contravention of Development Plan policies, the impact of the proposed extension on the surrounding conservation area, the scale, massing and design of the proposed extension, issues of overshadowing and overlooking.
- The views of the Objectors are not supported.
- The proposals comply with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a single storey extension to the rear (northern) elevation of the existing house at 4 Esplanade Broughty Ferry, Dundee.

The proposed extension shall adjoin the existing kitchen and shall project out from the northern building line of the existing house by 3.7m. The proposed extension shall have stone built walls with large floor to ceiling glazed partitions in the northern and western elevations. The proposed extension will have a hipped roof finished in natural slate. It is proposed to install 2 obscurely glazed roof lights in the eastern roof plane of the existing kitchen extension and the proposed sun room extension. In addition 2 roof lights will be installed in the western roof plane and 1 roof light installed in the northern roof plane of the proposed extension. Given the northern aspect of the proposed extension the roof lights will maximise access to natural light.

The proposed extension shall form a sun room and will have a floor area of 16m².

Due to the level of objection received from residents of Broughty Ferry this application requires to be reported to the Council's Development Quality Committee.

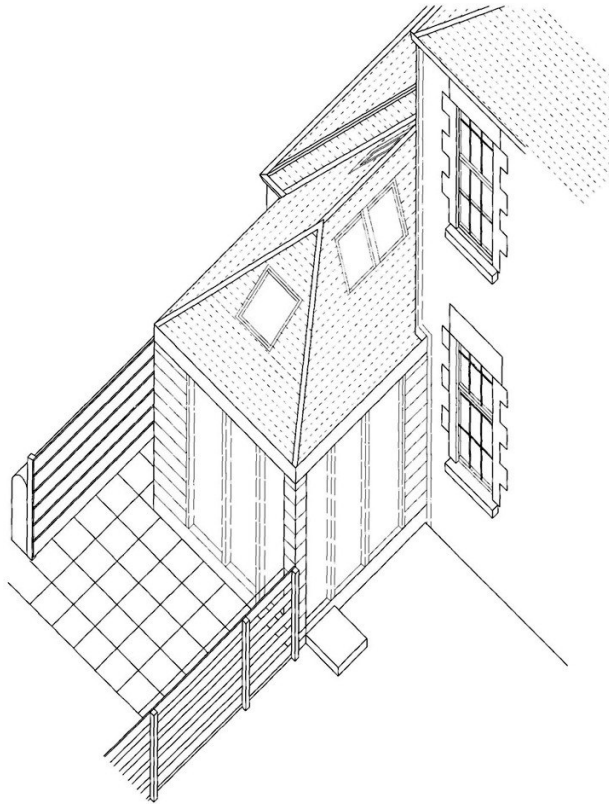
SITE DESCRIPTION

The application site is located on the northern side of The Esplanade and takes the form of a 2 storey semi-detached Victorian villa.

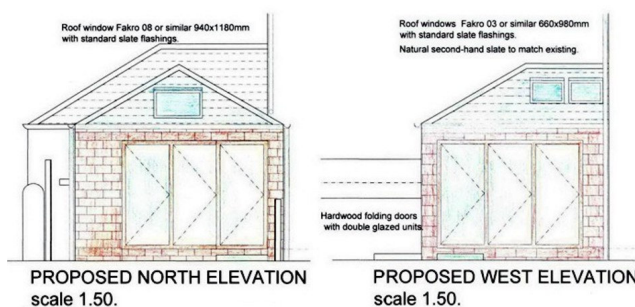
The property benefits from front and rear gardens. The front garden is enclosed by a 1m high stone built wall. The rear garden is enclosed by a combination of stone walls, fencing and mature shrubbery. There is a timber pedestrian access from the application site to Castle Street through 38 Castle Street.

The rear garden of the application site is spread over two levels with the lower level occupying the northern sector of the garden.

The existing house is stone built with a hipped roof finished in natural slate. There is an existing single storey extension to the eastern gable of the



house that accommodates the kitchen. The house has a variety of window types varying between timber framed stained glass windows, white UPVC framed mock sash and case windows and white UPVC casement windows. The house has cream painted cast iron rainwater goods that match the cream painted single storey extension to the eastern gable of the house, the window and door bands as well as the quoins.



The application site is bound to the west by the adjoining house of a similar period, design and finish. To the east the application site is bound by a semi-detached villa of a similar period and design. To the north the site is bound by a stone built villa that has been subdivided into flats.

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) aims to minimise the impact of domestic development on the level of amenity afforded to the host building and neighbouring properties by virtue of scale, massing, design and finishing materials.

Policy 55 (Urban Design) is supportive of proposals that seek to create new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas.

Policy 61 (Development in Conservation Areas) is supportive of proposals that will enhance or preserve the character and setting of conservation areas.

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 planning history of relevance.

PUBLIC PARTICIPATION

The Council followed the statutory neighbour notification procedure outlined in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. As some of the neighbouring properties surrounding the application did not have premises to which a notice could be sent this application was also advertised in the Dundee Evening Telegraph.

12 letters of objection have been received from residents of Broughty Ferry and Dundee. Of the 12 letters received only 1 of the letters is from an adjoining neighbour. All of the letters raise similar issues and have a consistent format. The concerns raised include:

- contravention of Development Plan policies;
- the impact of the proposed extension on the surrounding conservation area;
- the scale, massing and design of the proposed extension;
- issues of overshadowing; and
- overlooking.

Members will already have had access to these submissions and the points raised are considered in the "Observations" Section of this Report below.

CONSULTATIONS

No responses from Consultees have been received.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless other material considerations indicate otherwise.

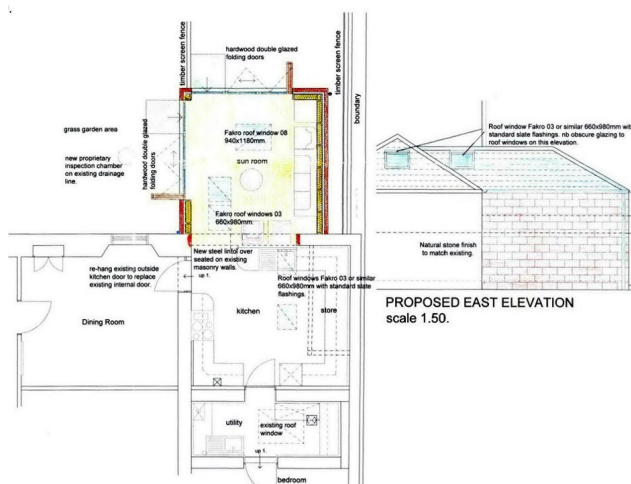
In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character

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

There is a history in Dundee of houses being extended to meet the changing demands and aspirations of householders. Whilst extensions are a sign of a stable community in which people wish to remain, it is the aim of Policy 14 (Alterations and Extensions to Houses) to assess the impact of extensions and alterations to the host property, neighbouring properties and the surrounding area.



Criteria (a) and (d) of Policy 14, require extensions to houses to respect the appearance of the existing building and neighbouring properties by virtue of scale, massing, design and finishing materials. The proposed extension is of a scale, massing, design and finish that will compliment the traditional appearance of the existing house while respecting the appearance and level of amenity afforded to neighbouring properties. The proposed extension will project northwards from the rear elevation of the existing single storey extension to the eastern gable of the original house and will not be visible from either The Esplanade or Castle Street. The extension will therefore maintain the appearance of the existing house without impacting upon the surrounding historic streetscapes.

Criteria (b) of Policy 14 requires extensions to houses to respect neighbouring properties by virtue of overlooking and overshadowing.

The proposed extension shall not exacerbate existing levels of overshadowing generated by the 2m high wall and fence which delineates the eastern boundary of the rear garden. This is because the proposed extension will be positioned no less than 0.45m from the eastern boundary of the rear garden and will have a hipped roof which has a low profile. The shadow cast by the proposed extension will therefore be no greater than the existing shadow cast by the eastern boundary fence.

The proposed extension will not overlook neighbouring properties to the east or west of the application site. This is because the east facing roof lights to be installed in the roof of the existing kitchen extension and the proposed extension will be obscurely glazed to prevent instances of overlooking from arising. The western boundary of the application site is formed by a combination of fencing and mature shrubbery. The proposed west facing windows will not give rise to significant issues of overlooking due to the extent of this boundary.

The proposed extension will be located 16.5m from the south facing windows of the property at 38 Castle Street (to the north of the application site). However, given the extent of the existing boundary enclosures any instances of overlooking that do arise from the proposed extension will not be of sufficient significance to warrant refusal of planning permission.

The proposed extension may be overlooked by neighbouring properties. However, it should be noted that due to the historic perimeter block street layout of Castle Street and The Esplanade most neighbouring properties overlook each other in one way or another.

Criteria (c) of Policy 14 requires extensions to houses to take up no more than 50% of the original useable garden ground afforded to the property at 4 The Esplanade. The proposed extension will have a footprint which amounts to 16m² which is the equivalent to 8% of the original usable garden ground afforded to the property at 4 The Esplanade.

The proposals comply with the requirements of Policy 14 (Alterations

and Extensions to Houses) of the Dundee Local Plan Review 2005.

Policy 55 (Urban Design) stipulates that all development proposals in their design and layout will be expected to preserve or enhance historic street layouts. The proposed extension will not be visible from The Esplanade or Castle Street due to the extent of the existing house and boundary treatments enclosing the rear garden of the application site. However, the proposed extension by virtue of design, scale, massing and finishing materials will maintain the appearance of the existing house. The introduction of modern features such as floor to ceiling glazing highlights that while the proposed extension is sympathetic to the traditional design and finish of the existing house, it is not part of the original building but a later addition to it.

The proposals satisfy the requirements of the Policy 55 (Urban Design) of the Dundee Local Plan Review 2005.

It is the aim of Policy 61 (Development in Conservation Areas) to support proposals that will enhance or preserve the character and setting of conservation areas. The proposed extension combines traditional design and finishing materials with modern architectural features (floor to ceiling glazing). The resulting extension maintains the appearance of the existing house and neighbouring properties while enhancing the quality of living accommodation at 4 The Esplanade. The proposed extension will not be visible from The Esplanade or Castle Street and therefore will not impact upon the character or setting of the Broughty Ferry Conservation Area.

The proposals comply with the requirements of Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005.

Statutory Duty

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 proposed extension by virtue of scale, massing, design and finishing materials is considered to respect the appearance of the existing building at 4 The Esplanade as well as

neighbouring properties. The proposed extension will not be visible from The Esplanade or Castle Street due to its location and the extent of existing boundary treatments enclosing the rear garden of the application site. The proposals will therefore preserve the character and appearance of the Broughty Ferry Conservation Area. The proposals satisfy the requirements of Section 64.

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:

Views of the Objectors

12 letters of objection have been received from residents of Broughty Ferry and Dundee. The concerns raised include:

Contravention of Development Plan Policies

The Objectors have raised concern that the proposals are contrary to Policy 4 (Design of New Housing), Policy 14 (Alterations and Extensions to Houses), Policy 15 (Garden Ground Development) Policy 55 (Urban Design), Policy 61 (Development in Conservation Areas) and Policy 64 (Scheduled Ancient Monuments and Archaeological Sites) of the Dundee Local Plan Review 2005.

Policy 4 (Design of New Housing) of the Dundee Local Plan Review 2005 is not relevant to the outcome of this planning application as the proposals seek planning permission for the erection of an extension and not the erection of a new house. Similarly, Policy 15 (Garden Ground Development) is not relevant to the outcome of this planning application as the proposals do not seek planning permission for the erection of a free standing building, independent dwelling unit or sub-division of an existing dwelling unit within the curtilage of the property at 4 The Esplanade. Policy 64 (Scheduled Ancient Monuments and Archaeological Sites) cannot be considered relevant to the outcome of this planning application as there are no scheduled monuments or archaeological sites within the vicinity of the application site.

As detailed in the Observations section above, the proposals have been assessed against and found to comply with the requirements of Policy 14 (Alterations and Extensions to Houses), Policy 55 (urban Design) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005. In addition to the requirements of the Dundee Local Plan Review 2005 the proposals were also assessed against and found to satisfy the criteria of Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland)Act 1997.

The concerns of the Objectors are not supported in this instance.

The impact of the proposed extension on the surrounding conservation area - the proposed extension to the rear (north) elevation of the existing house at 4 The Esplanade is of a scale, massing, design and finish that will preserve the character and setting of the Broughty Ferry Conservation Area. The proposals will not impact upon the appearance of neighbouring properties and given the extent of the existing boundary treatments will not be visible from surrounding streets. The proposed extension will therefore have a neutral impact on the character and setting of the Broughty Ferry Conservation Area.

In this instance the concerns of the Objectors are not supported.

The scale, massing and design of the proposed extension - the Objectors are concerned that the proposed extension by virtue of scale, massing, design and finishing materials will not blend with the appearance of the existing house, surrounding properties or the Broughty Ferry Conservation Area.

The proposed extension has been designed to appear ancillary to the existing house at 4 The Esplanade while also complementing and maintaining the traditional shape and appearance of the house. This is evidenced by the roof design of the proposed extension which ties in with the hipped roof of the existing single storey extension to the eastern elevation of the original house. In addition the proposed extension will have eave lines that mirror the existing extension to the eastern elevation of the house. This gives the proposed extension the appearance of being in proportion with the scale of the existing house.

In terms of massing the proposed extension will have a low profiled hipped roof and floor to ceiling glazed panels on the north and eastern elevations that will lighten the appearance of the extension in relation to the existing building.

The proposed extension will be finished in traditional materials matching the existing house. The proposed extension by virtue of design and finishing materials will therefore compliment the appearance of the existing house without overdeveloping or dominating the rear elevation of the building.

In this instance the concerns of the Objectors are not supported.

Issues of overshadowing - the Objectors have raised concern that the proposed extension will overshadow neighbouring properties. This issue has been discussed in the Observations section of this report and it has been concluded that the proposed extension will not exacerbate existing issues of overshadowing due to the position of the extension in relation to the eastern boundary wall and fence and the low profiled hipped roof design.

This concern is not supported.

Overlooking - the Objectors have raised concern that the proposed extension by virtue of floor to ceiling glazed panels and roof lights will significantly overlook neighbouring properties to the north, east and west of the application site. This issue has been discussed in the Observations section of this report and it has been concluded that the proposed extension will not overlook neighbouring properties to such a level to warrant refusal of planning permission.

This concern is not supported.

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. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed extension is of a scale, massing, design and finish that will maintain the appearance of the existing house and surrounding Broughty Ferry Conservation Area.

CONCLUSION

The proposed single storey extension to the rear elevation of the existing house at 4 The Esplanade complies with the requirements of the Dundee Local Plan Review 2005. The concerns of the Objectors are not supported.

RECOMMENDATION

It is recommended that consent be GRANTED.