

KEY INFORMATION

Ward Maryfield

Proposal

Installation of Window to North Elevation

Address

15A Maryfield Terrace
Dundee
DD4 7AE

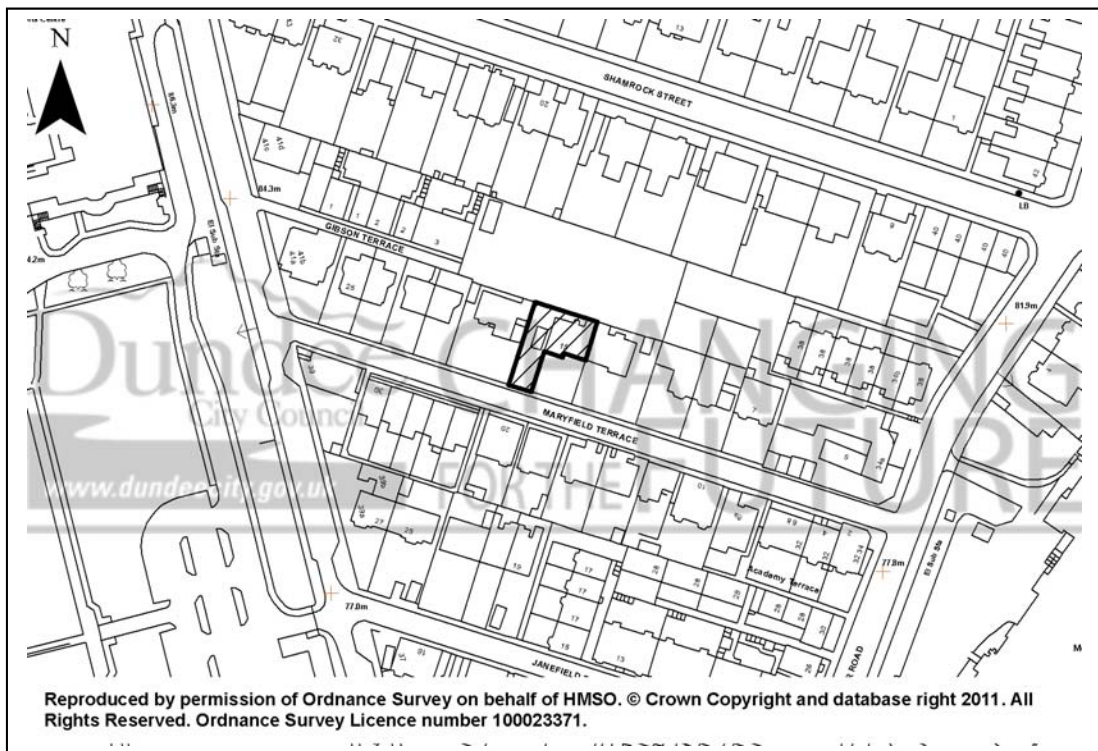
Applicant

Mr G Knox
15A Maryfield Terrace
Dundee
DD4 7AE

Agent

Registered 28 July 2011

Case Officer Paul Macari



New Window Opening at Maryfield Terrace

The installation of a new window to north elevation is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

It is concluded from the foregoing that the proposal complies with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Development Plan. There are no material considerations that would justify refusal of planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the formation of a window opening on the rear elevation of the 1st floor flat at 15A Maryfield Terrace, Dundee.
- Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 is relevant to the proposed development.
- No letters of objection have been received from neighbouring residents.
- The proposals satisfy the requirements of the Development Plan.
- It is recommended that planning permission is granted.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the formation of a window opening on the rear (northern) elevation of the 1st floor flat at 15A Maryfield Terrace.

The proposed window will match the position and proportions of the 1st floor window opening serving the adjoining 1st floor flat at 13A Maryfield Terrace. The proposed window will match the existing style of window installed at 15A Maryfield Terrace.

This application is being reported to the Development Management Committee as the applicant is an employee within the City Development Department involved in the statutory planning process.

SITE DESCRIPTION

The application site is located on the northern side of Maryfield Terrace. The application site comprises a 1st floor flat and associated garden ground in a two storey semi-detached dwelling that has been sub-divided into two flats.

The original house benefited from generous front and side garden grounds. As a result of the sub-division of the original house, the ground floor flat (15 Maryfield Terrace) has been afforded the area of garden ground to the south of the front elevation of the building. The upper floor flat (15A Maryfield Terrace) has been afforded the area of side garden ground to the west of the building. The area of side garden ground has been divided into two areas. The southern area of garden ground is surfaced in red chips and forms a parking area with direct access taken from Maryfield Terrace. There is a 1.8m high decorative brick built wall separating the parking area from the remaining area of garden ground. The garden area attributed to 15A Maryfield Terrace is split in two, with a slabbed patio area and two garden sheds sited in the northern section followed by an area of lawn surrounded by planted landscape buffers densely populated by shrubbery to the south. There is a

2-3m high stone built wall bounding the application site to the north and west.

The original house accommodating 15 and 15A Maryfield Terrace is stone built with a shallow hipped roof finished in natural slate. The building



has white UPVC framed windows and grey UPVC guttering. The original cast-iron down pipes are still in place and operational.



Access to the 1st floor flat is taken from an external stair to the rear of the property. At first floor level there is an existing extension which the external stair adjoins providing access to the flat at 15A Maryfield Terrace.

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 61 (Development in Conservation Areas) - This policy is supportive of proposals that will preserve or enhance the character 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

Planning application 09/00118/FUL sought planning permission for the erection of a garden shed at 15a Maryfield Terrace. This application was approved subject to conditions.

PUBLIC PARTICIPATION

The Council has undertaken the statutory neighbour notification process outlined by the Town and Country Planning (Development Management Procedure) (Scotland) Order 2008. This application was also advertised in the Dundee Evening Telegraph as Development affecting a Conservation Area.

No objections have been received.

CONSULTATIONS

No adverse comments have been received from Consultees.

OBSERVATIONS

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 material considerations indicate otherwise.

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 61: Development In Conservation Areas is supportive of proposals that will preserve or enhance the character of the conservation area.

The proposed window opening will be positioned on the northern (rear) elevation of the existing building and will not be publicly visible. The proportions of the window will mirror the proportions of the recently formed window opening at 1st floor level of the adjoining flat at 13A Maryfield Terrace. It is therefore considered that the proposed window will not impact upon the traditional appearance of the host building, the Maryfield Terrace streetscape or the surrounding Maryfield Conservation Area. The proposals satisfy the requirements of Policy 61 (Development in Conservation Areas) of the adopted Local Plan.

Statutory Duty

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant planning permission for development in a Conservation Area, the planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

It is considered, for the reasons set out in the assessment of the proposals against the requirements of the Development Plan above, that Section 64 of the Act would be satisfied by the approval of this proposal.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

It is therefore recommended that planning permission is granted.

Design

The proportion and style of the proposed window will mirror the proportions of the window opening recently formed on the northern elevation of the adjoining 1st floor flat at 13A Maryfield Terrace and



therefore will not adversely affect the appearance of the existing building relative to the historic Maryfield Terrace Streetscape.



CONCLUSION

It is concluded from the foregoing that the proposal complies with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the development plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission is granted.

RECOMMENDATION

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

- 1 No Conditions attached to this consent.

Reasons

- 1 No Reasons attached to this consent.