

# Single storey extension at Douglas Terrace

## KEY INFORMATION

**Ward** The Ferry

### Address

Eastbeach Cottage  
23A Douglas Terrace  
Broughty Ferry

### Applicant

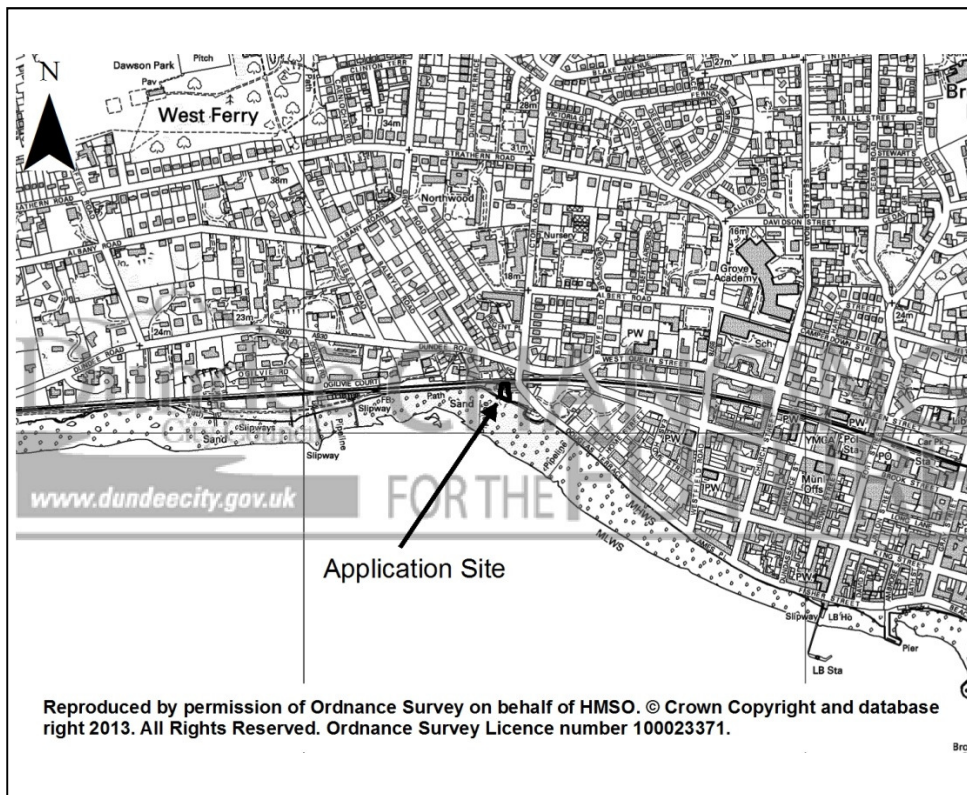
Mr and Mrs Gordon and  
Grace Shepherd  
Eastbeach Cottage  
23A Douglas Terrace  
Broughty Ferry  
Dundee DD5 1JD

### Agent

James R Culloch  
95 Dundee Road  
Carnoustie DD7 7EW

**Registered** 2 Dec 2013

**Case Officer** A Ballantine



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## SUMMARY OF REPORT

- Planning permission is sought for internal alterations and the erection of a single storey extension to the rear of the property at 23A Douglas Terrace, Broughty Ferry.
- Policies 10 (Householder Development), 48 (Listed Buildings) and 50 (Development in Conservation Areas) of the Dundee Local Development Plan are relevant in the determination of this application. The proposal is in accordance with these Policies.
- The statutory neighbour notification procedure was carried out. No public comments were received.
- In accordance with the Council's mandatory scheme of delegation, this application requires to be reported to the Development Management Committee for determination as Broughty Ferry Community Council have objected to the application and the recommendation is for approval.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MXAGRIGC06600>.

## RECOMMENDATION

The proposal complies with Policies 10 (Householder Development), 48 (Listed Buildings), and 50 (Development in Conservation Areas) of the Dundee Local Development Plan and discharges the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations of sufficient strength that would justify the refusal of planning permission against the provisions of the Development Plan. The application is therefore recommended for APPROVAL subject to conditions.

# 1 DESCRIPTION OF PROPOSAL

1.1 Planning permission is sought for alterations and the erection of a kitchen/utility room to the north of the property at 23A Douglas Terrace. The proposed rear extension will be formed in the small yard to the rear of the property and will be accessed via a north-west facing door from the yard as well as through the existing garage which adjoins the house to the east. The proposed extension will not affect the original building, instead it will form an extension to the existing small, rear extension, and will have a relatively flat roof similar to the existing with a rooflight proposed above the kitchen/dining area. In terms of finishing materials, the walls will be white painted wet dash render to match existing, with white painted timber glazed windows to match existing, and a single ply membrane roof with standing seams. Originally, the proposal was for a mineral felt roof finish, however, following discussions with the agent, it was agreed that a single ply membrane with standing seams would be a more appropriate finish in context of the listed building and surrounding conservation area.

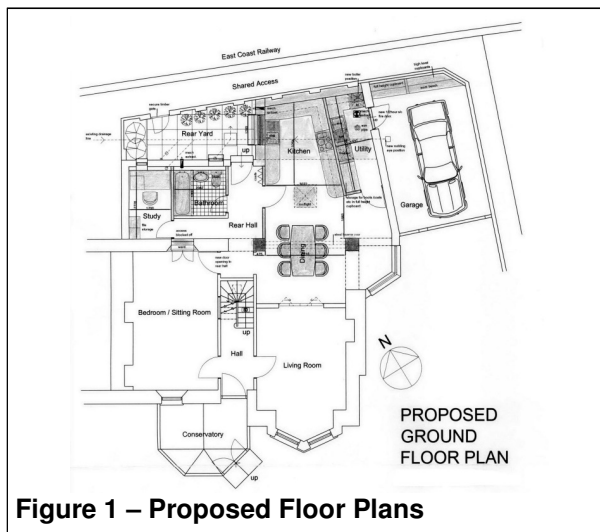


Figure 1 – Proposed Floor Plans

# 2 SITE DESCRIPTION

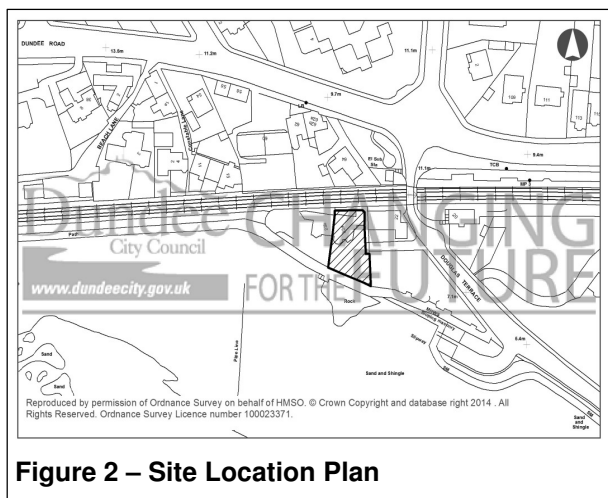


Figure 2 – Site Location Plan



Figure 3 – Application Site

2.1 The application site is a traditional B-listed one and a half storey semi-detached house, finished in stone and slate. The application property is accessed from Douglas Terrace to the east, with a single storey garage/workshop to the side rear and a non-traditional single storey extension with single pitched roof to the rear. The property has access from the front and rear. To the south is a public foot and cycle-path and the River Tay and to the east is the residential property at 22 Douglas Terrace, to the west is the adjoining residential property at 23B Douglas Terrace, and to the north is the north-east railway line and further residential properties beyond this. The area is residential in nature and the application site is contained within the Broughty Ferry (1997) Conservation Area.

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### 3 POLICY BACKGROUND

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3.1 The following plans and policies are considered to be of direct relevance:

**DUNDEE LOCAL DEVELOPMENT PLAN**

Policy 10: Householder Development

Policy 48: Listed Buildings

Policy 50: Development in Conservation Areas

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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### 4 SITE HISTORY

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4.1 The following applications are of relevance:

- 13/00703/FULL - application for Planning Permission to “Extend roofspace by erecting 2 dormer windows and a roof-window” - approved subject to conditions.
- 13/00704/LBC - Application for Listed Building Consent to 'Extend roof space by erecting two dormer windows and a roof-window' - Approved subject to conditions.
- 13/00805/LBC - partner application for Listed Building Consent for “Alterations to existing dining room and extension to kitchen/utility to the North” - pending consideration. This application appears elsewhere on the Committee Agenda.

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### 5 PUBLIC PARTICIPATION

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5.1 No public comments were received.

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### 6 CONSULTATIONS

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6.1 **Broughty Ferry Community Council** – have objected to both planning (ref: 13/00804/FULL) and listed building consent (ref: 13/00805/LBC) applications on grounds that the proposed rear extension will:

- 1 result in over-development of the rear yard area;
- 2 result in the existing “ugly” extension to the rear being significantly enlarged and retaining the unsuitable roof material;
- 3 be highly visible when viewing westwards from the nearby road bridge;
- 4 result in a lopsided appearance to the overall property.

## 7 DETERMINING ISSUES

- 7.1 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.

### DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 10: Householder Development** – requires all householder proposals to meet five criterion.

- 7.3 The first criterion requires householder development to not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials. It is considered that the proposed rear extension is of a small scale and positioned within the site so as to not have a detrimental impact on the character or environmental quality of the house and surrounding area. It is considered that the rear extension will be barely visible from public elevations and will use materials either matching that existing (including wall coverings and windows) or are considered to be appropriate in context of the listed building and conservation area ie the single ply membrane roof with standing seams. Overall, it is considered that the proposal by virtue of its small scale, positioning to the rear of the property where it will be barely visible from public elevations, and use of appropriate finishing materials complies with this criteria of the policy.

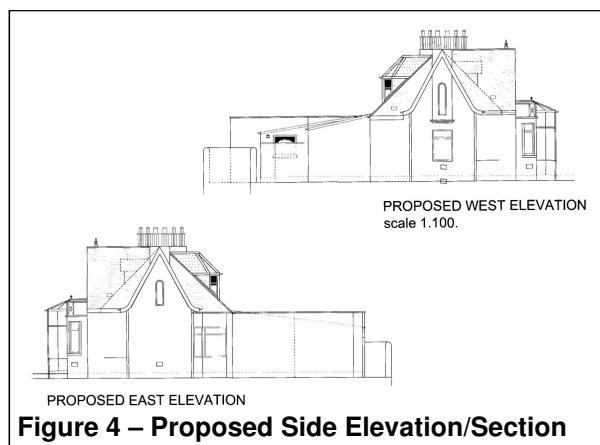


Figure 4 – Proposed Side Elevation/Section



Figure 5 – View of Application Site

- 7.4 The second criterion requires that there is no significant loss of private/useable garden ground. The yard located to the rear of the property is not considered to contribute to the private/useable garden ground associated with the property by virtue of its small size and north facing aspect. The proposed rear extension in to this area therefore has no impact on the amount of private/useable garden ground available at the property.
- 7.5 The third criterion requires that there is no detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking. By virtue of the small scale nature and positioning of the proposed rear extension, there will be no detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.

- 7.6 The fourth criterion requires that householder proposals have no significant adverse effect on the existing level of parking provision. There will be no impact on the existing level of parking provision therefore the proposals comply with this policy.
- 7.7 The fifth criterion requires that the proposed development is consistent with all other policies of the Plan. Policies 48 (Listed Buildings) and 50 (Development in Conservation Areas) are relevant to the assessment of the proposals and it is considered the proposals comply with these policies.
- 7.8 **The proposal complies with all five criterion of Policy 10 of the Dundee Local Development Plan.**
- 7.9 **Policy 48: Listed Buildings** – requires where alterations to listed buildings are proposed these will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character.
- 7.10 It is considered that the proposed rear extension does not detract from the character and setting of the B-listed residential property. The proposed rear extension is to be located to the rear where views from the public realm are restricted and the design of the extension is considered to be small in scale and size as to have little visual impact on the listed building. The proposed finishing materials are also considered to be appropriate for the small rear extension. In the event that members are minded to grant planning permission, a condition will be imposed to control the finishing materials, including the specification of the roof materials, to ensure that these are of a high standard befitting its B-listed status.
- 7.11 **The proposal complies with Policy 48 of the Dundee Local Development Plan.**
- 7.12 **Policy 50: Development in Conservation Areas** – requires all developments within conservation areas to preserve or enhance the character of the surrounding area.
- 7.13 It is considered that by virtue of preserving the character and setting of the listed building through the scale, form and nature of the extension that the proposal preserves the character and appearance of the Broughty Ferry Conservation Area. The proposed rear extension will also have restricted views within the conservation area due to the positioning of the extension to the rear.
- 7.14 **The proposal complies with Policy 50 of the Dundee Local Development Plan.**
- 7.15 **Overall, it is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

#### **STATUTORY DUTY**

##### **Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997**

- 7.16 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess.
- 7.17 It has already been considered from the foregoing that the proposals are considered not to detract from the character and setting of the listed building. In the event of granting planning permission, a condition will be imposed to ensure that the proposed finishing materials are of a high standard that preserves the character of the listed building.

- 7.18 Section 64 of the Act requires that the Council have special regard to any buildings or other land in a Conservation Area and special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.
- 7.19 It has already been considered from the foregoing that the proposals are considered to preserve the character and appearance of the Broughty Ferry Conservation Area.
- 7.20 **It is concluded from the above assessment that by approving the application the Council would be discharging its statutory duties in an appropriate manner.**

## **OTHER MATERIAL CONSIDERATIONS**

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

### **A - VIEWS OF BROUGHTY FERRY COMMUNITY COUNCIL**

- 7.21 Broughty Ferry Community Council have objected to the application on grounds that the proposed rear extension will:
- result in over-development of the rear yard area;
  - result in the existing “ugly” extension to the rear being significantly enlarged and retaining the unsuitable roof material;
  - be highly visible when viewing westwards from the nearby road bridge; and
  - result in a lopsided appearance to the overall property;
- 7.22 In terms of the above points, it has already been assessed from the foregoing report that the proposed rear extension is acceptable and will not detract from either the listed building or surrounding Conservation Area. In terms of Point 1, it has already been considered that the use of approximately half of the rear yard for the proposed extension is considered to be acceptable and has no impact on the amount of private/useable garden ground available to the property. In terms of Point 2, whilst the proposal will result in the existing extension becoming larger, it will only slightly raise the pitch of the roof and is considered to be of a size and scale, and have restricted views from the public realm, so that this is acceptable. It is also considered the proposed roof level will still be below the existing, adjoining garage/workshop roof, which is physically closer to the public realm. In terms of Point 3, it is considered that there are restricted views of the proposal from the public realm. The footpath across the bridge referred to in the objection letter is on the opposite side of the bridge itself and so any views from this location are restricted. The fact that the property is set back from the road itself also further limits the visual impact of the small rear extension. In terms of Point 4, it is considered that any side views which may give the impression of the property as being lopsided are limited in terms of the positioning of the property within the surrounding area. The fact that the proposed rear extension will not go beyond the existing garage/workshop rear building line and will be lower in profile than this building results in the proposal having no detrimental visual impact on the property.
- 7.23 **The concerns of the Community Council are not supported.**
- 7.24 **It is concluded from the foregoing that there are no material considerations of sufficient weight to support the refusal of planning permission.**

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## **8 CONCLUSION**

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- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

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## **9 RECOMMENDATION**

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- 9.1 It is recommended that consent be subject to the following condition:
- 1 Prior to the commencement of works, full details of all finishing materials 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, this shall include full details (including specification and colours) of the roof materials, wall coverings, rooflight, windows and door.

### **REASONS**

- 1 In order to ensure that the proposed development preserves the character and setting of the B Listed Building.