

Extension to Listed Building at Douglas Terrace

KEY INFORMATION

Ward The Ferry

Address

Eastbeach Cottage
23A Douglas Terrace
Broughty Ferry

Applicant

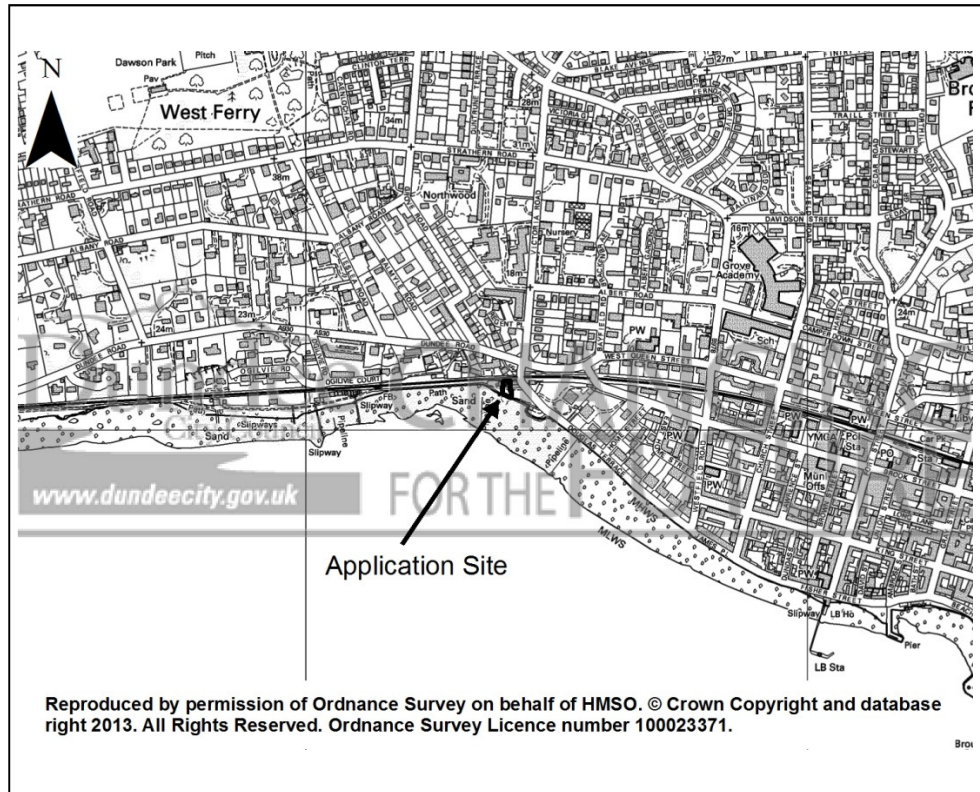
Mr and Mrs Gordon and
Grace Shepherd
Eastbeach Cottage
23A Douglas Terrace
Broughty Ferry
Dundee DD5 1JD

Agent

James R Culloch
95 Dundee Road
Carnoustie DD7 7EW

Registered 2 Dec 2013

Case Officer A Ballantine



SUMMARY OF REPORT

- Listed Building Consent 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.
- The proposal falls to be considered under Policies 48 (Listed Buildings) and 50 (Development in Conservation Areas) of the Dundee Local Development Plan.
- The application is required to be referred to the Development Management Committee for determination at the request of the Director of City Development.
- The application was advertised and no public comments were received. Broughty Ferry Community Council have objected to the application.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MXAIDWGC06600>.

RECOMMENDATION

The proposal satisfies the statutory requirements of Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and also complies with Policies 48 and 50 of the Dundee Local Development Plan. There are no material considerations of sufficient strength that would justify refusal of Listed Building Consent. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

1.1 Listed Building Consent 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.

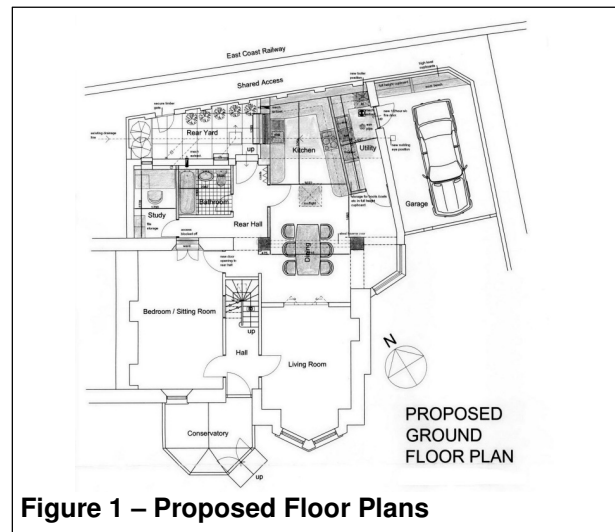


Figure 1 – Proposed Floor Plans

1.2 In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee for determination at the request of the Director of City Development.

2 SITE DESCRIPTION

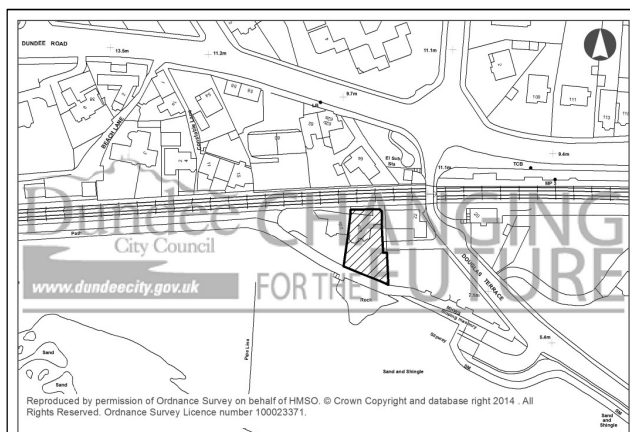


Figure 2 – Site Location Plan



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.

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN

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.

4 SITE HISTORY

4.1 13/00703/FULL - application for Planning Permission to extend roof space by erecting 2 dormer windows and a roof-window - approved subject to conditions.

4.2 13/00704/LBC - application for Listed Building Consent to extend roof space by erecting 2 dormer windows and a roof-window - approved subject to conditions.

4.3 13/00804/FULL - partner application for planning permission for alterations to existing dining room and extension to kitchen/utility to the North - pending consideration. This application appears elsewhere on the Committee Agenda.

5 PUBLIC PARTICIPATION

5.1 No public comments were received.

6 CONSULTATIONS

6.1 **Broughty Ferry Community Council** – have objected to the application 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; and
- 4 result in a lopsided appearance to the overall property.

6.2 In accordance with the Council's working agreement with Historic Scotland and the Removal of the Duty of Planning Authorities to Notify Historic Scotland on Certain Types of Listed Building Consent Application document 2010, Section 12 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 shall not apply for the extent of the proposed works. Therefore, the application shall not require formal notification to Historic Scotland prior to the Council making a decision on the application.

- 6.3 Members will already have had access to the Community Council letter and the points raised are considered in the Observations Section of this report.

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.

STATUTORY REQUIREMENT

- 7.2 In accordance with Sections 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 settings or any features of special architectural or historic interest which they possess.

- 7.3 It is considered that the proposed rear extension is of a scale, form and design, and positioned within the site so as not to detract from the character and setting of the

listed building. The proposed 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 will result in the proposal not detracting from the character and setting of the listed building.

In the event that members are minded to grant listed building consent, 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.

- 7.4 In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

- 7.5 It is considered that by virtue of preserving the character and setting of the listed building through the scale, form and nature of the proposals that the proposed rear extension 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 and has an acceptable design that uses appropriate finishing materials.

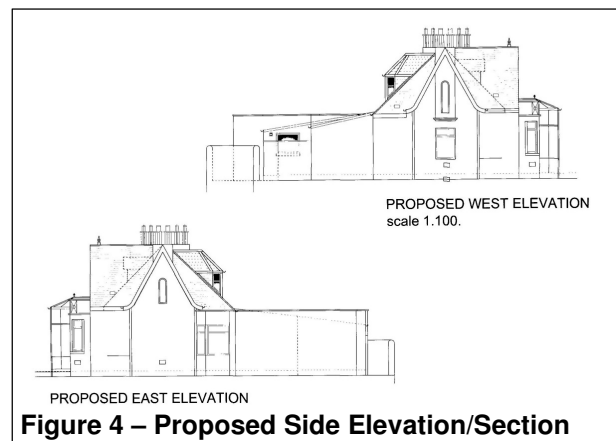


Figure 4 – Proposed Side Elevation/Section



Figure 5 – View of Application Site

- 7.6 **It is concluded from the foregoing 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 - DUNDEE LOCAL DEVELOPMENT PLAN

- 7.7 **Policy 48: Listed Buildings** - is supportive of alterations to 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.
- 7.8 It is considered that these requirements have been taken into account in the assessment of the application against Section 14 above. Accordingly, it is concluded that the works proposed comply with Policy 48.
- 7.9 **Policy 50: Development in Conservation Areas** - expects all developments within Conservation Areas to preserve or enhance the character of the surrounding area. This will require the retention of all features that contribute to the character and appearance of the Conservation Area.
- 7.10 It is considered that these requirements have been taken into account in the assessment of the application against Section 64 above. Accordingly, it is concluded that the works proposed comply with Policy 50.
- 7.11 **The proposals comply with Policies 48 and 50 of the Dundee Local Development Plan.**

B - VIEWS OF BROUGHTY FERRY COMMUNITY COUNCIL

- 7.12 Broughty Ferry Community Council have objected to the application 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; and
 - 4 result in a lopsidedness effect to the overall property.
- 7.13 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 is considered that the use of approximately half of the rear yard for the proposed extension is considered to be acceptable and has no detrimental impact on the character and setting of the listed building. 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, that this is not unacceptable. It is also considered the proposed roof level will still be below the existing, adjoining garage/workshop roof, which is physically closer to public elevations. 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.

- 7.14 **The concerns of the Community Council are not supported.**
- 7.15 **It is concluded from the foregoing that there are no material considerations of sufficient weight to support the refusal of listed building consent.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations of sufficient strength which would justify refusal. It is recommended that Listed Building Consent be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED 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.