

Upper Floor Extension for Graham Street Church Hall

KEY INFORMATION

Ward Maryfield

Address

Church, Graham Street,
Dundee

Applicant

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Case Officer Beverley Knox



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SUMMARY OF REPORT

- The application proposes the erection of an upper floor extension to an existing church hall building.
- A previous planning application (14/00534/FULL) for a similar development but with a larger footprint was withdrawn in October 2014 prior to a decision being made.
- The application was the subject of neighbour notification and in response two letters of objection were received.
- The application is being referred to the Development Management Committee at the request of a local member.
- The application is in accordance with the Development Plan and there are no material considerations, including the views of the objectors, to justify a decision contrary to this:

<http://idoxwam.dundeeecity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NIU1AYGCN0H00>.

RECOMMENDATION

The proposal complies with the Development Plan. The views of the objectors are not supported in this instance. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

- 1.1 The application proposes the erection of an upper floor extension to an existing church hall building. The extension takes the form of a pitched roof with dark concrete roof tiles and timber cladding to the end (east) elevation. The wall is to be finished with a white painted finish as per the existing extension.
- 1.2 The structure will have a small area cantilevered over the pathway to the north. There are to be window openings in the end elevation. This will include one large window within upper floor level to be finished with obscure glazing and two windows at ground floor level with the top panes finished with obscure glazing.
- 1.3 It is also proposed to provide roof lights to the north elevation of the extension. No windows are proposed to the south elevation.
- 1.4 The application is being referred to the Development Management Committee at the request of a local member.

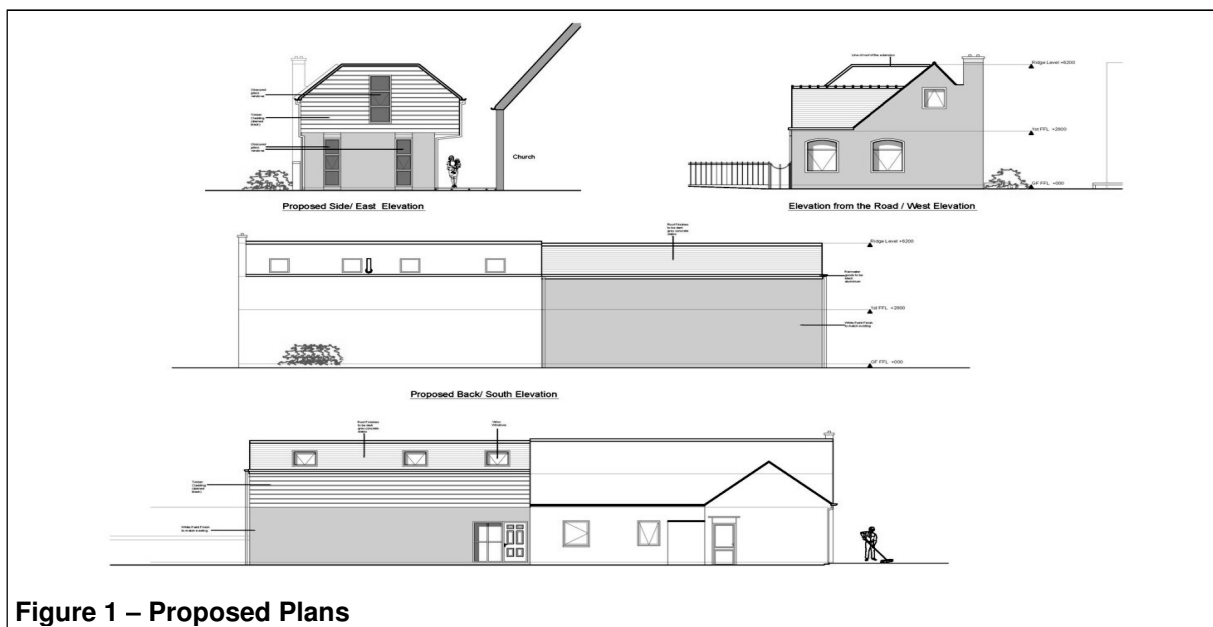


Figure 1 – Proposed Plans

2 SITE DESCRIPTION

- 2.1 The application site contains an existing church building and an existing church residence with adjoining hall. The application is on behalf of the current church operators and relates to the hall building.
- 2.2 The main church building is a Category B Listed Building but this does not include the adjacent residence and hall building.
- 2.3 The main church building is a large imposing structure with an attractive entrance path taken from Graham Street. There are small areas of landscaping and railings along this frontage which contribute towards the setting of the Listed Building. There is a large area to the north of the site which provides for parking.

- 2.4 The existing church residence sits at the front of the site with an attractive frontage facing onto Graham Street. There is an existing extension to the residential building which is a flat roofed style building and with a harled painted white finish.

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 48: Listed Buildings

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

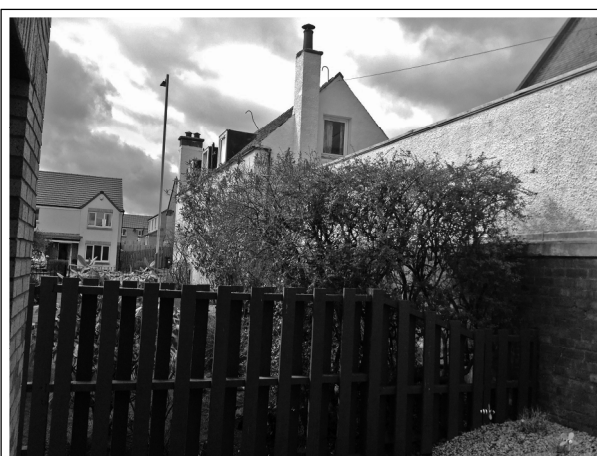


Figure 2 – Site Photo (view from neighbour)

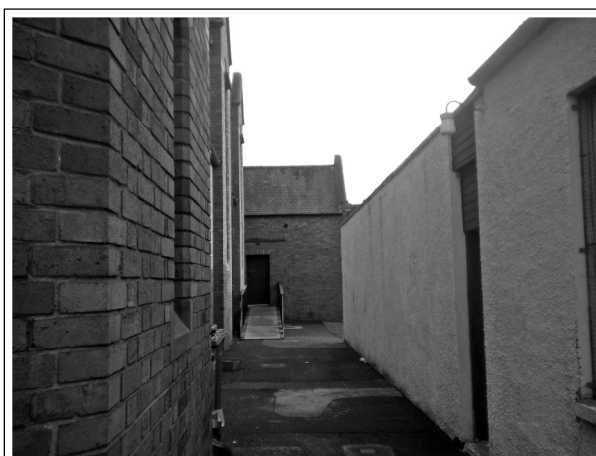


Figure 3 – Site Photo (view of north elevation)

4 SITE HISTORY

- 4.1 A previous planning application (14/00534/FULL) for alterations to the existing single story building and the addition of the second floor and the addition of more toilets space and a hall for Sunday School was withdrawn in October 2014 prior to a decision being made.
- 4.2 The works proposed in the above application included a larger footprint than the current application proposes.

5 PUBLIC PARTICIPATION

- 5.1 The application was the subject of neighbour notification and in response two letters of objection were received. The following valid concerns were raised:
- 1 too close to nearby dwellings;
 - 2 the new build will create a shadow over both upstairs bedroom and the ground floor dining room. It will also affect the drying area in this way. Concerns with blocking light into rear garden area; and
 - 3 concerns regarding the potential for noise to increase.

- 5.2 Concerns have also been raised regarding existing problems with noise from the premises but existing issues cannot be addressed in the assessment of this planning application. Similarly, issues related to TV signals and fire hazards have been raised but these are not material planning considerations.
- 5.3 Members will have had access to the letters and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 No consultations were received.

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 7: High Quality Design** – this policy advises that the design and siting of development should respect the character and amenity of the place and should create and improve links within the site and into the surrounding area and beyond the site. The Policy goes on to advise that all proposals should meet a range of design criteria.
- 7.3 Included in this range of criteria is the fact that the design should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- 7.4 The proposed extension relates to an existing flat roofed extension and will involve the provision of a mansard roof. This will involve the raising of the existing wall head by approximately 1 metre. The total height of the extension to ridge height will be the same as the existing ridge height to the house. Therefore, the overall height and massing of the extension proposed is in keeping with the style and appearance of the existing property. The mansard style roof is considered to be suitable for this building which has been the subject of several alterations in this past. In addition, it is noted that there will be limited views of the extension from Graham Street due to the location of the buildings on site and nearby.
- 7.5 In terms of materials it is proposed to finish the walls with the same white painted finish as the existing building and this is considered to be appropriate. There is a small area of cladding proposed to the gable elevation and the details of the finish of this will require to be agreed by condition to ensure the colour and finish is appropriate.
- 7.6 Due to the proximity of the Listed Building and the existing appearance of the hall building, it is important to agree full details of a suitable roof covering prior to the commencement of any works on site. It is noted that the plans indicate the roof is to be finished with concrete tiles and it is felt that depending upon the specifications of these, this may not be the best option. It is anticipated that should the applicant be unable to finish the pitched sections in natural

slate, then a suitable alternative modern material will be appropriate to the appearance of the building. This could take the form of materials such as a high quality synthetic slate. A pre-commencement condition will allow this matter to be fully agreed.

7.7 **Taking the above into consideration, it is concluded that the application is in accordance with Policy 7.**

7.8 **Policy 48: Listed Buildings** – this Policy states that suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaption to the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building.

7.9 There are no works proposed to the Listed church on site and therefore there is no impact upon the fabric of the church. In terms of the setting of the Listed Building, the proposals relate to an area of flat roof and whilst the works will bring the hall building slightly closer to the main church, the difference in distance is minimal. The main areas of landscaping which contribute to the setting of the Church within the site are unaffected by the proposed works. In addition, it was concluded in relation to Policy 7 that the proposals are of a suitable scale, style and massing. It is therefore concluded that the proposals will have a neutral effect upon the setting of the Listed Building.

7.10 **Taking the above into consideration, it is concluded that the application is in accordance with Policy 48.**

STATUTORY DUTY - PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

7.11 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.

7.12 The proposals have been discussed in relation to the setting of the Listed Building and it is concluded by virtue of the scale, massing and design of the proposals that there will be a neutral impact upon the Listed Church building. The application therefore discharges the statutory duties as set out above.

OTHER MATERIAL CONSIDERATIONS

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

A - VIEWS OF OBJECTORS

7.13 Too Close to Nearby Dwellings.

The proposals relate to the provision of upper floor accommodation in an existing church hall building. Therefore, the existing footprint of the building will be unchanged and the proposals do not bring the existing building any closer to the nearby residential properties to the south.

7.14 The new build will create a shadow over both upstairs bedroom and the ground floor dining room. It will also affect the drying area in this way. Concerns with blocking light into rear garden area.

The proposals are situated to the north of the objector properties and therefore there will be no impact upon the available sunlight to any of the objector properties.

It is noted that the existing rear gardens for the properties on Graham Wynd are north facing and of a small size. The extension relates to the existing hall building and there is no increase in the footprint of the building. Therefore, the proposals run along the mutual boundary with 3 Graham Wynd for a distance of 1.2m and leave the remaining 8 metres of the rear garden boundary open to view. This is no change on the existing situation.

The majority of the proposals will be situated along the north garden boundary of the property at 11 Graham Street which benefits from a much larger rear garden area and there will be a negligible effect upon the occupants of this property.

- 7.15 Concerns regarding the potential for noise to increase.

The proposed floor plans confirm that the works shall result in the provision of an additional children's area of 47 square metres and the internal reconfigurations to facilitate the alterations will result in a single class room to the ground floor. This is not a significant increase in the level of ancillary church accommodation on site such as to warrant refusal of the application on this basis.

- 7.16 **It is concluded from the foregoing that the material considerations which weigh against the proposal are not of sufficient weight to suggest that the Development Plan should not be accorded the priority which the statute has given it.**

8 CONCLUSION

- 8.1 The proposal complies with the Development Plan. It is concluded from the foregoing that the material considerations which weigh against the proposal are not of sufficient weight to suggest that the Development Plan should not be accorded the priority which the statute has given it. It is therefore recommended that permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Prior to the commencement of development, samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
 - 2 Notwithstanding the details shown on the approved plans, the roof shall be finished in natural slate or similar, full details of which will be required to be submitted to the Council for approval in writing prior to the commencement of any works on site. The work shall thereafter be carried out in complete accordance with the agreed details.

REASONS

- 1 To ensure a satisfactory standard of appearance for the development.
- 2 To ensure a satisfactory standard of appearance for the development.