

# Extension to Camphill Road House

## KEY INFORMATION

**Ward** The Ferry

**Address**

61 Camphill Road  
Broughty Ferry  
Dundee

**Applicant**

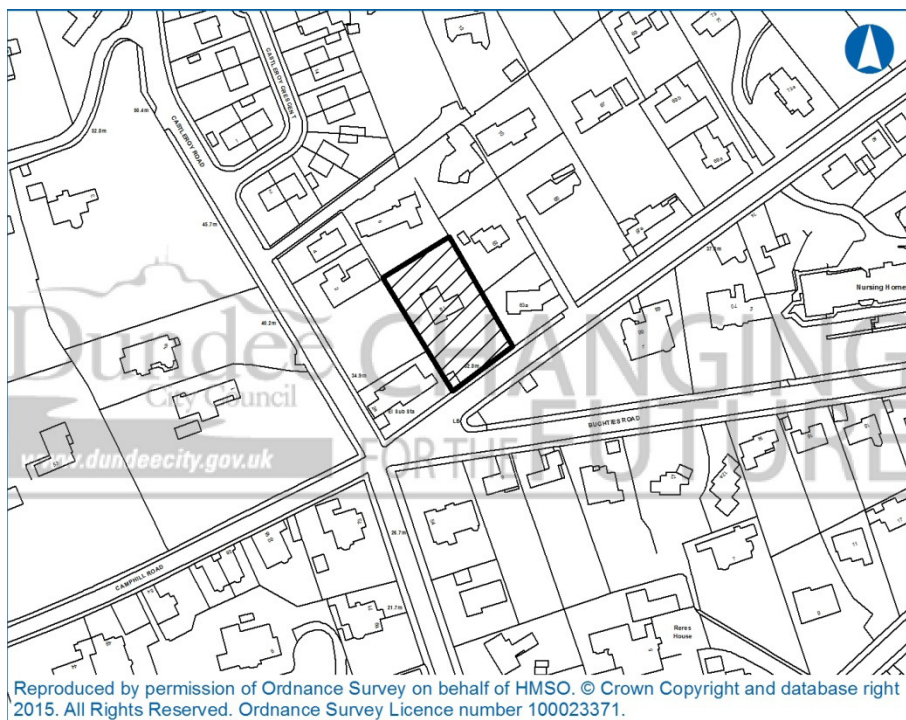
Mr Alastair Lowrie  
Camphill Lodge  
61 Camphill Road  
Broughty Ferry DD5 2LY

**Agent**

Mark Walker  
Mark Walker Architects  
276B Blackness Road  
Dundee DD2 1RZ

**Registered** 31 March 2015

**Case Officer** Paul Macari



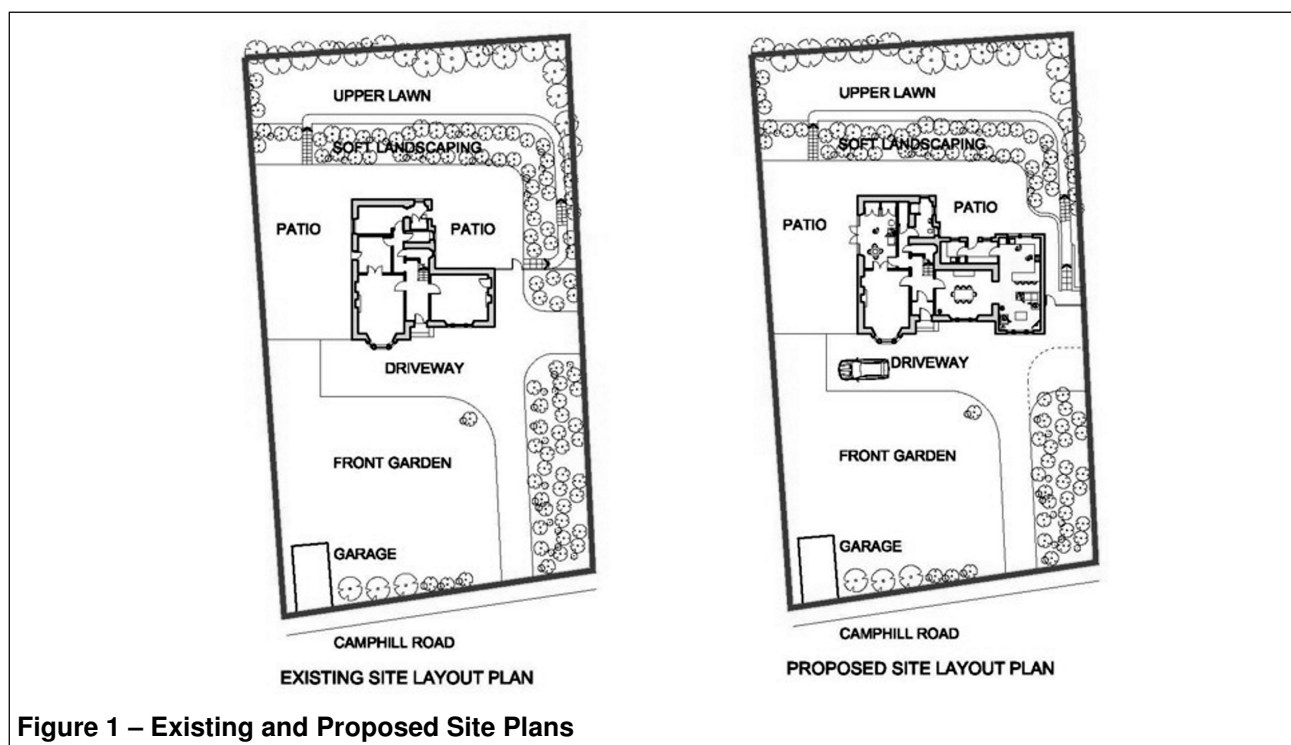
## SUMMARY OF REPORT

- This application seeks planning permission for the erection of a 2 storey extension to the eastern and northern elevations of the existing house at 61 Camphill Road.
- Policies 10 (Householder Development) and 50 (Development in Conservation Areas) of the Dundee Local Development Plan are relevant to the proposal.
- One letter of objection and one letter of representation have been received from neighbouring residents.
- More details can be found at <http://idoxwam.dundeecity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NLVRANGCG7G00>.

## RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that the application is APPROVED subject to conditions.

# 1 DESCRIPTION OF PROPOSAL



**Figure 1 – Existing and Proposed Site Plans**

- 1.1 This application seeks permission for the erection of a two storey extension to the north east elevation of the existing house at 61 Camphill Road.
- 1.2 The proposed extension will have a hipped roof to match the existing house with continuous ridge and eave lines. The southern elevation of the extension will be finished in stone to match the southern elevation of the existing house. The north east and north west elevations of the extension will be finished in white render. The window openings and window style on the south east and north west elevations of the extension will be of a similar proportion to the existing house. It is proposed to create a glazed entrance feature on the ground floor south west elevation of the existing house to replace an existing window and door opening. The new entrance feature will comprise of white painted timber framed glazed doors flanked by fixed glazed panels.
- 1.3 The proposed extension will provide a new kitchen and family room and boot and utility rooms on the ground floor. On the first floor the extension will allow for the creation of two bedrooms and a master suite with bathroom and wardrobe.
- 1.4 The proposal also involves changes to the existing retaining walls and access paths in the rear garden of the application property.
- 1.5 In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as Broughty Ferry Community Council has objected to the proposal.

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## 2 SITE DESCRIPTION

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2.1 The application site is located on the northern side of Camphill Road at the junction with Bughties Road. The site comprises of a centrally positioned two storey dwelling unit with a detached garage located in the south western corner of the plot. The existing garage abuts the public footpath on the northern side of Camphill Road. A vehicle access is located in the south eastern corner of the site with a driveway that opens out into an area of hard standing to the immediate south of the existing house. Between the hard standing and the southern boundary of the site and to the west and north of the existing house there are areas of landscaped garden.



Figure 2 – View of Site From Camphill Road

2.2 The existing house is stone built with a hipped roof finished in slate. The building has timber framed sliding sash and case windows.

2.3 The application site is enclosed by stone boundary walls to the north and south supplemented by trees and shrubs. To the east and west the site is enclosed by timber fencing also supplemented by trees and shrubs.

2.4 There is a mixture of traditional and modern houses surrounding the site.



Figure 3 – View of Site From 63 Camphill Road Looking West

2.5 The application site is situated within Reres Hill 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 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 There is no planning history of relevance to the current proposal.

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## 5 PUBLIC PARTICIPATION

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- 5.1 One letter of objection and one letter of representation have been received from neighbouring residents. The concerns raised relate to:
- loss of light;
  - overshadowing;
  - overlooking;
  - impact on efficiency of solar panels caused by proposed landscaping;
  - omission of details relating to heights of retaining walls and steps;
  - omission of sections showing the scale of the proposed extension in relation to neighbouring properties; and
  - lack of information on finishing materials.
- 5.2 Members will have had access to the letters and the issues raised are considered in the Observations section below.

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## 6 CONSULTATIONS

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- 6.1 **Environment Department (Environmental Protection)** – The Head of Environmental Protection has requested that an informative relating to the use of smokeless fuels is added to the Decision Notice if planning permission is granted.
- 6.2 **Broughty Ferry Community Council** – has objected to the proposed development on the grounds that:
- 1 An attractive prominent stone chimney stack along with the trademark hexagonal Victorian fireclay pots will be destroyed.
  - 2 It will be difficult to visually integrate the new wing. The white render on the RHS will be obviously “foreign” and the “stone” on the front will be difficult to match, particularly as it is not even indicated to be natural sandstone.
  - 3 The modern entrance on the LHS will not be sympathetic to the character of the building.
  - 4 The proportions of the house will be less satisfactory.
  - 5 The character of the conservation area will not be preserved.

## 7 DETERMINING ISSUES

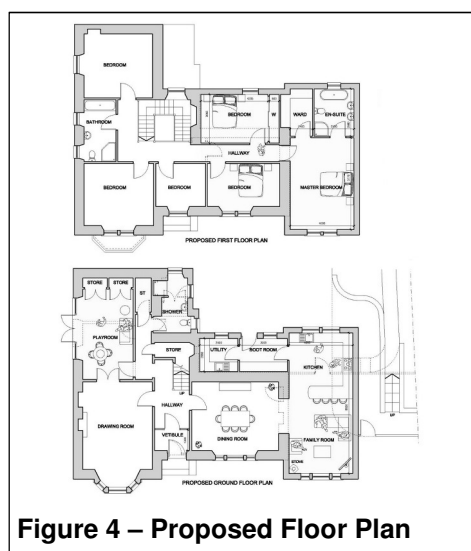
- 7.1 Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

### 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: Household Development** – states that householder development will be supported where it:
- 1 does not have a detrimental impact on the character or environmental quality of the house and the surrounding area by virtue of size, design and materials;
  - 2 does not result in a significant loss of private/useable garden ground;
  - 3 does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking;
  - 4 does not have a significant adverse effect on the existing level of parking provision; and
  - 5 the development is consistent with all other policies of the Plan.



- 7.3 The proposals satisfy the requirements of Policy 10.
- 7.4 **Policy 50: Development in Conservation Areas** - this policy requires development proposals to preserve or enhance the character of conservation areas.
- 7.5 The proposed extension is of a scale, massing and design that is complementary to the existing house and surrounding Reres Hill Conservation Area. This is reflected in the continuous ridge and eave lines and the window proportions and styles. The finish of the proposed extension is specified as being slate to match the existing house, stone to the

south east elevation and white render to the north east and north west elevations. While the principle of these finishes is sympathetic to the finish of the existing house and neighbouring properties the finish of the extension will be controlled by condition should permission be granted to ensure that the stone and render proposed blend with the finish of the existing house.

- 7.6 In terms of scale and massing the proposed extension will adjoin the north east and north west elevations of the existing house. The proposed extension will have a ridge height of 9.2m and an eave height of 7m above ground level at a distance of 5.3m and 3.5m from the eastern boundary of the application site. However, given the location of the houses and gardens at 63 and 63A Camphill Road relative to the position of the existing house and proposed extension at 61 Camphill Road the proposed extension will not significantly overshadow the houses or garden grounds of neighbouring properties to the east of the application site.
- 7.7 The proposed extension has no east facing windows. Windows on the north west elevation serve a bathroom and bedroom but given their north western outlook do not directly face the west facing windows of the house at 63 Camphill Road or overlook the private gardens to the west of the house. In addition the difference in ground levels between the application site and the properties at 63 and 63A Camphill Road is such that the scale and massing of the proposed extension will not have an overbearing impact on the outlook of these properties.
- 7.8 The proposed extension will have a footprint of 60m<sup>2</sup>. The existing house has private side and rear gardens amounting to 696m<sup>2</sup>. In this instance the level of garden ground remaining after development will be of a sufficient level to maintain the high quality environment and setting of the application site.
- 7.9 In terms of curtilage car parking provision the existing garage and area of hard standing to the immediate south of the existing house will remain after development. Therefore the proposed extension will not impact on parking provision within or around the application site.
- 7.10 **The proposals satisfy the requirements of Policy 50.**
- 7.11 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

#### **STATUTORY DUTY**

- 7.12 **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997** - Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.
- 7.13 It has been concluded from the assessment of the proposal against Policies 10 and 50 of the Local Development Plan above that the extension is of a quality design that will complement the existing house and surrounding properties. As the proposal will have a neutral effect on the character of the Reres Hill Conservation Area, the statutory duty outlined by Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 will be discharged by the approval of planning permission.

## OTHER MATERIAL CONSIDERATIONS

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

### A - VIEWS OF OBJECTORS

7.15 The Council has followed the statutory neighbour notification procedure. One letter of objection and one letter of representation have been received from neighbouring residents. The concerns raised relate to:

- loss of light;
- overshadowing;
- overlooking;
- impact on efficiency of solar panels caused by proposed landscaping;
- omission of details relating to heights of retaining walls and steps;
- omission of sections showing the scale of the proposed extension in relation to neighbouring properties; and
- lack of information on finishing materials.

7.16 The concerns of the objector relating to loss of light, overshadowing and overlooking have been addressed in the assessment of the proposal against the requirements of the Dundee Local Development Plan. It has been concluded that the design, scale and massing of the proposed extension coupled with the level difference between the application site and neighbouring properties to the east will prevent the proposal from overlooking or overshadowing these properties to the detriment of their amenity.

7.17 The applicant has confirmed that while some trees on the eastern boundary of the site may need to be removed as a result of the proposed development there is no intention to supplement the remaining planting with new shrubs and trees. This will ensure that the efficiency of solar panels in neighbouring gardens to the east of the application site as well as the level of daylighting and sun lighting to these properties is unaffected by the proposed development. However, it should be noted that the planting of trees and shrubs within private garden grounds is not a material consideration in the determination of planning applications.

7.18 The omission of a section between the application site and the neighbouring properties to the east of the site and details of the heights of steps and retaining walls is not significant to the determination of this application. This is because the proposed development will not involve any significant changes to the existing retaining structures to the immediate north and east of the existing house. New steps from the rear of the house will link with the existing stepped access to the rear garden that follows the eastern boundary of the application site. The new steps will adjoin the existing stepped access to the rear garden. Therefore, the level of the new steps will be no greater than the existing stepped access at its highest point. As the existing boundary treatments prevent any issues of overlooking of neighbouring properties from occurring the proposed stepped access will not lead to the overlooking of neighbouring properties.

7.19 It is recognised that the proposal does not specify the exact type of render or stone finish to the proposed extension and that a specific type of stone will be required to blend with the

existing finish of the building. However, this matter can be overcome by controlling the finishing materials of the extension by condition should planning permission be granted.

- 7.20 The concerns detailed in the letters of objection and representation are partially supported.

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

- 7.21 Broughty Ferry Community Council has objected to the proposed development. The concerns of the Community Council are summarised in the Consultations section of this report. The Community Council's concerns have been addressed in the assessment of the proposed development against the requirements of the Dundee Local Development Plan and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It has been concluded that the proposal by virtue of scale, massing and design will complement the appearance of the existing building and surrounding conservation area. The finish of the extension will be controlled by condition should permission be granted to ensure that the prominent and traditional appearance of the building is not diminished by the use of inappropriate materials.

- 7.22 The concerns of the Community Council are not supported.

- 7.23 **It is concluded from the foregoing that the material considerations do not justify 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 GRANTED subject to the following condition:
- 1 Prior to the commencement of work on site, details including samples of the finishing materials for the proposed extension shall be submitted to the Council for written approval. Thereafter, the extension hereby approved shall only be finished in the materials approved by this condition.

#### **REASONS**

- 1 In the interests of safeguarding the appearance of the building at 61 Camphill Road relative to the Reres Hill Conservation Area.