

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

18 OCTOBER 2001

PLANNING APPLICATION – ‘ROSEDENE’, STATION ROAD, BARRY, CARNOUSTIE

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report deals with planning application No. 01/00851/FUL for the alteration and extension to a dwellinghouse for Mr. and Mrs. L. McIntosh at ‘Rosedene’, Station Road, Barry, Carnoustie. This application is recommended for approval.

1 INTRODUCTION

- 1.1 Full planning permission is sought for the extension of the dwellinghouse and the alteration of the wall and gate at ‘Rosedene’, Station Road, Barry, Carnoustie.
- 1.2 The property is a detached two storey traditional stone house with a slate finished roof, set some 6.5 metres from the road. The house is set in extensive garden ground, the majority of which is to the rear of the house. The property is situated at the railway crossing adjacent to Barry Links railway station, and across the road from Station House. The plot of land is approximately 2120 square metres, the house is located some 6.5 metres from the east boundary and is east facing. The property has been extended once to the rear, it is a small, single storey extension, constructed of brick with a mono-pitched roof. There is a garage on site to the north of the dwellinghouse which measures approximately 6.5 metres x 6.5 metres. Under planning application No. 00/00148/FUL a residential caravan is situated adjacent to the north boundary of the site, and storage sheds on the west boundary.
- 1.3 The east boundary of the property is currently marked by a 90cm high facing brick wall. There is a 100cm high iron gate providing access from Station Road onto the property. The other boundaries are marked by a hedge of two metre high spruce trees along the southern boundary, a 1.5 metre high wooden fence and various shrubs along the northern boundary and along almost the full length of the western boundary is a large storage shed measuring approximately 37.5 x 6 metres.
- 1.4 There is only one neighbouring house in the immediate vicinity, this is Station House, which is directly across the road from ‘Rosedene’ and is an integral part of the Barry Links station although now used as a private dwellinghouse. Between ‘Rosedene’ and Station House is the pedestrian railway bridge crossing over the railway track. The land to the south is owned by British Rail, and the land to the north and west is open farmland. Other than Station House, the nearest dwellinghouse is approximately 150 metres to the north of ‘Rosedene’.

2 APPLICANT’S CASE

- 2.1 No supporting information has been received.

3 CONSULTATIONS

3.1 No adverse comments were received from the consultees.

4 LETTERS OF REPRESENTATION

4.1 One letter of representation has been received and is copied at the end of this report.

4.2 In summary the objector's concerns are:-

- that the residential caravan currently on site be removed – I will address this under planning considerations;
- that the greenhouse be removed in light of the conservatory extension – I will address this under planning considerations;
- that the scale and design of the proposed gateway is out of character with the nature of the property and the neighbourhood – I will address this under planning considerations.

5 PLANNING CONSIDERATIONS

5.1 The determining issues in terms of this application are whether the proposal:-

- is consistent with Local Plan policy;
- complies with Advice Note 19 : House Extensions;
- would detract from the character or amenity of the area.

5.2 Policy H24 of the adopted Angus Local Plan 2000 identifies a number of criteria against which proposals for house extensions will be considered. In particular the policy indicates that development proposals for extensions to existing houses will be permitted where development would:-

- (a) have a significant and unacceptable detrimental effect on the residential amenity enjoyed by adjoining households;
- (b) adversely affect the appearance and character of the dwelling and/or general area by introducing new or incongruous elements to the street scene. Alterations and extensions should respect the design, massing, proportions, materials and visual appearance of the area;
- (c) reduce the provision of private garden ground to an unacceptable level;
- (d) result in inadequate provision of off-street parking and/or safe access to the site;
- (e) detract from the traditional rural character, scale and proportion of the dwelling or group of dwellings in rural areas;
- (f) introduce an incongruous element in the countryside by significantly changing the scale and character of the existing house.

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- 5.3 The Local Plan also indicates that further guidance on house extensions is provided in the Council's range of Advice Notes. In this case Advice Note 19 : House Extensions is applicable.
- 5.4 This application has three separate parts to it. The first is to erect a conservatory on the south elevation of the property, the 70cm high base walls of the conservatory are to be constructed of concrete block and finished in wet dash roughcast to match the extension. The conservatory will be visible from Station Road as it is to be located on the south gable of the property extending 4.3 metres south, and is 5.7 metres in width, almost the full width of the house. The conservatory is of a sympathetic design and will not detract from the character of the house. As it is in excess of 20 metres from the objector's property, I cannot support the objection.
- 5.5 In the south east corner of the garden, there is a small octagonal wooden framed greenhouse which sits slightly forward of the house line and appears to have been located in this position for a few years. Its position forward of the house line means that a planning application is required for this greenhouse, however, there is no record of such an application. This matter is not relevant to the determination of this application but as it has been raised by the objector, I have requested the Enforcement Officer investigate.
- 5.6 The second part of this application is a single storey mono-pitched roof extension to the rear of the property forming an additional bedroom. There is an existing extension of similar design on this elevation, projecting three metres out from the rear of the house and extending 6.5 metres along the rear wall, this extension is constructed of brick and slate, the roof adjoining the original house at a height of 3.2 metres falling at an angle of approximately 20 degrees. The proposed extension will adjoin the existing extension, projecting 5.4 metres from the rear wall of the property and 3.8 metres along the rear of the house. Together the extensions would extend the entire length of the rear ground floor of the house. The proposed extension would have the same angle of pitched roof, adjoining the existing house at a height of 4.3 metres. This extension is to be finished in wet dash roughcast and slate. The design is in keeping with the existing character of the original building and extension and fully complies with policy.
- 5.7 The final part of this application for planning permission is to alter the existing east boundary wall and gate which runs the length of the property's boundary with Station Road. The existing facing brick wall is 0.9 metres in height and the wrought iron gate is one metre in height. The proposal is to amend only the section of wall close to the driveway. In doing so the existing wall will be retained along the majority of this boundary, the material used in the alterations would be facing brick, to match that existing. The proposed alteration will create a semi-circular feature wall at the entrance to the driveway of the property. The existing wall at 0.9 metres, will have an opening onto the road of eight metres. The semi-circular wall extending away from the road in a westerly direction at a distance of two metres from the existing boundary wall and rising gradually to a height of 1.8 metres. The gateway will be four metres in width and will be marked by two facing brick piers, wrought iron gates, 1.8 metres high being installed. This proposal will greatly enhance this traditional property, a feature gate and entrance to this isolated house will add to its character and the impact on the street scene will be a positive one and not one of detriment. Again, therefore, I am unable to support the objection.

- 5.8 In summary, I am in no doubt that all three aspects of this proposal are measures which will enhance the existing property, and all three comply fully with the above policy.
- 5.9 The residential caravan currently located on the property has planning permission which expires on 17 March 2005 (application No. 00/00148/FUL). At that time the issue will be re-assessed if the caravan is still required to be located at the property.

6 HUMAN RIGHTS IMPLICATIONS

- 6.1 The recommendation in this report for grant of planning permission has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. Any actual or alleged infringement of neighbours' rights to peaceful enjoyment of their property and/or interference with their privacy/home/family life arising from grant of this application is in accordance with the Council's legal duties under the Planning Acts to determine planning applications such as the present one and the grant of planning permission is justified and necessary in the public interest on the basis that any such actual or alleged infringement is not significant or material as balanced against the applicant's freedom to carry out reasonable development and/or activities over his property as supported by the Development Plan, and other material considerations which, as referred to in the report, are supportive of the proposed development.

7 RECOMMENDATION

- 7.1 It is recommended that the application be approved.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/IH/KW
10 October 2001

Alex Anderson
Director of Planning and Transport