

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 28 August 2013

DC13/161: Replacement of a flat roof with a pitched roof at 115 & 117 Dumbuie Avenue, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application has been submitted by the Council and relates to property owned by the Council. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to the condition set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to the two mid-terraced properties in the centre of a row of four two-storey flat-roofed houses within an established residential area. Dumbuie Avenue is characterised by a mixture of housing types including flatted, terraced and semi detached properties.
- 3.2** The properties have flat roofs constructed of reinforced concrete. On 21 January 2013 a serious structural problem came to light when part of the concrete roof of one of the privately owned houses within this block fell into a bedroom due to the partial failure of the roof slab. As a result of this incident the occupants of all four houses in the terrace were temporarily moved out pending works to rectify the defective roofs, and a survey of similar properties in the area was undertaken. A report on the subject was considered by the Council's Housing, Environmental and Economic Development Committee on 7 August 2013.
- 3.3** The Council's Housing Service has applied for full planning permission to replace the roof of the two Council owned houses within the affected block. This would be achieved by removing the existing flat concrete roof and replacing it with a shallow pitched roof with a maximum height of 1.2m above the existing roof. The pitched roof would be finished in grey/brown concrete roof tiles, whilst the gables would be roughcast. The replacement of the roofs on the two end terrace properties which are owner occupied does not form part of this application. The Housing Service is currently developing design solutions for repairs to other properties of this type in the area, and these may require further future applications.

4. CONSULTATIONS

- 4.1 None.

5. REPRESENTATIONS

- 5.1 One letter of representation has been submitted by the owner of one of the end terraced houses in the block, who objects to the proposal due to the potential for the houses in the block to end up with different roof designs which would adversely affect their appearance, and because of concerns about the cost of the proposed roof design.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1 The site is identified as being within an existing residential area. Policy H5 seeks to ensure that the character of these areas is protected and that all development proposals maintain or enhance their amenity. The proposed re-roofing would not have any significant impact upon the character or amenity of the area, and the application is therefore in accordance with Policy H5.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (Proposed Plan)

- 7.1 The site is within an area defined as Existing Neighbourhood in the proposed plan. The proposed alterations would be consistent with all relevant policies.

Design of the new roof

- 7.2 The replacement of the roof is necessary to ensure the safety of the houses concerned, and is therefore important to the amenity of the area. The proposed new roof would be of relatively shallow pitch, and as the area contains a mixture of roof types the replacement of a flat roof with a pitched roof would not appear out of place.
- 7.3 The application relates only to the two Council owned properties within the terrace, and the Housing Service is liaising with the owners of the two privately owned houses about their intentions for these properties. It would be desirable for all four houses to employ a similar roof style, but any future applications for the other houses would require to be considered on their own merits. Overall, the design and appearance of the proposed pitched roof is considered to be acceptable.

8. CONCLUSION

- 8.1 The installation of a pitched roof would remedy a structural problem and bring these two residential properties back into use. It would not have any adverse impact upon the adjacent residential properties and the design of the proposed roof would be of an acceptable appearance and would comply with policy H5 of the local plan.

9. CONDITIONS

- 01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**

Elaine Melrose
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and Economic Development
Date: 7th August 2013

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Appendix: None

Background Papers:

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010

Wards affected: Ward 3 (Dumbarton)