

Comments for Planning Application 20/00773/FULL

Application Summary

Application Number: 20/00773/FULL

Address: 16A Seagate Arbroath DD11 1BJ

Proposal: Formation of Rooflights on Front Roof Plane and Attic Conversion to Form Habitable Space

Case Officer: Pauline Chalmers

Customer Details

Name: Mr Craig Fullerton

Address: 41 Parkgate Dunfermline KY11 4BD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed plans for the proposed substantial development of the flat at 16A Seagate I strongly object to the proposed works.

The large glazed panel would dominate the surrounding properties and is both out of character for the area but also would create an unsightly precedent within this historic conservation area.

Please refuse this application to protect this area and also the privacy of the properties within the harbour area where such a large glazed area and roof conversion due to the long standing close proximity of the buildings and the narrow streets will exacerbate the privacy issues.

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr james pryde

Address: 49 dalhousie road broughty ferry dundee dd5 2su

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed project and to the installation of a large viewing window plane on the front elevation of the roof.

This is completely out of character for the area and would set a dangerous precedent that could be replicated by other flats or dwellings within this historic area of Arbroath.

Please refuse the application.

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr james stewart

Address: 22 WARSLAP AVENUE Arbroath DD11 2DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed application for a number of reasons some of which I will detail below .

I own the property directly opposite and the proposed picture window due to its size and its proposed location on the roof will look directly into the both bedroom windows and any privacy they will have will be lost . Clearly this would be a breach of privacy but also I believe completely contrary the existing planning law /policy .

The proposed work is completely out of character with all surrounding properties within this conservation area .

It would also appear that the vast proportion of the work proposed within this warrant application has already been carried out within this conservation area without either planning consent or building warrant in relation to the loft conversion to habitable accommodation and the installation of a front velux into what I assume is mutually owned external roof covering with shared ownership and responsibility between all four owners within the block .

It would appear works already done are without consent or referral to any local authority or any of the other party

I only received this application notice today as my property is currently vacant and I have been minimising movement during current pandemic so apologies in delay of my comments which have been immediate on reading notice ,

I did previously contact applicant as he had placed a camera unit on the front pitch adjacent to the recently installed velux advising him that he should remove as it was directed seaward and clearly towards the bedroom windows of my property which he duly did with immediate effect .Clearly a picture window would make that intrusion unbearable .

I am unsure if this application is valid as surely there should be two applications ie A retrospective application for works already completed without referral to council when done and a separate application for the large picture window proposed so no one thinks a precedent already set .

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr James Stewart

Address: 22 Warslap Avenue ARBROATH DD11 2DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having obtained the neighbour notification only today unfortunately I have now had an opportunity to look over the plans in more detail .

It is apparent that the existing velux which has been input into the front elevation in the last couple of years is not included in the architects plans reflecting the existing position ,I assume in error however has been included in the proposed plans even though it has been in place for a few years .I note a planning application was made in 2017 however it is detailed that this was returned so I assume consent has not already been obtained for this work in a conservation area .

Although the applicant we assume has title to the roof space, they do not have sole title to the structure of the roof itself; rather, sharing it in common with proprietors of the other three properties within the block. Obviously that in itself is not a planning issue however, given the above, along with the site's planning history and applicant's omission of the existing Velux-style window, we believe that their drawings may not be representative of the current layout of the property in its entirety.

Velux-style windows , inserted within frontal, street-facing roof elevations are not characteristic of properties within the Seagate conservation area. As the applicant himself advised the planning department in Oct 2017 during the application process for number 19 Seagate 14/00409 his comment was

" These fisherman's cottages are our history of a disappearing industry that was at the very heart of Arbroath and fit o' the toon in particular. Lets not forget this, like so many other traditional builds that have been destroyed by overdevelopment in Abroath over the years."

The alteration of a single storey 1st floor flat in block of 4 with the creation of a full floor above and large window looking straight into the dormer bedrooms opposite and destroying any privacy of such a cottage would represent in my view such destruction by overdevelopment

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr Neil Falconer

Address: 62 Kinghorne Street Arbroath DD11 2LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed the plans for this proposed development within the Harbour Conservation Area, I strongly object as the size and character of the alterations is inconsistent with the properties within the surrounding area.

The proposed substantial glazed viewing plane on the front elevation is intrusive and would set a dangerous precedent within this Historic Area of Arbroath.

Please refuse this application.

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr Paul Fullerton

Address: 32 Rowan Path Arbroath DD11 2HW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having just seen the drawings on line for the proposed extensive work to this flat I would like to strongly object to this proposal particularly the large glazed panel on the front elevation which is completely out of character with all properties within this conservation area .

It would also appear that any such works would be contrary to the Angus Council Local Development Advice Note in relation to roof lights .

This proposal is out of character and would set a dangerous precedent for glazed frontages within a conservation area with the resultant loss of character and privacy

Please refuse application

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Case Officer: Pauline Chalmers

Customer Details

Name: Mr Struan Baptie

Address: Annat Rait Perthshire PH2 7SB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have recently viewed the plans for the proposed roof conversion and the installation of a substantial 4 velux glazed roof plane to supplement the existing velux already installed at the applicants property. Clearly this is excessive and completely out of character with the surrounding properties and the location being within a conservation area.

This application would set a dangerous precedent and clearly if replicated by others would impact both the privacy of existing occupiers within this area of Arbroath and also would destroy and certainly not enhance the character or appearance of the Harbour Conservation Area

Please refuse the application



