

KEY INFORMATION

Ward West End

Proposal

Formation of dormer to east elevation and replacement of existing internal staircase

Address

44 Hillside Road
Dundee
DD2 1QU

Applicant

Dr Janice Raltray
44 Hillside Road
Dundee
DD2 1QU

Agent

Registered 19 April 2007

Case Officer B Knox



Proposed Dormer Extension in Hillside Road

The formation of a dormer is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is considered to comply with Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a dormer window to the rear of a semi-detached dwelling.
- The proposal falls to be considered under Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.
- One letter of objection has been received from a nearby resident which raises concerns regarding overlooking of a private garden area and dwelling.
- The proposal is considered to be in accordance with Policy 14 of the adopted local plan and there are no material considerations, including the views of the objector that would justify the refusal of the application contrary to policy.

DESCRIPTION OF PROPOSAL

The proposal under consideration is for the erection of a dormer window to the east elevation (rear) of a semi detached dwelling. There is existing upper floor accommodation to the property and the works will result in a wider stair and upper hall. The existing roof light to the bathroom will remain as existing. The materials are to match the existing dwelling house.

SITE DESCRIPTION

The site is located on Hillside Road which is a street that is u-shaped. The property is situated on the west part of this u-shape and is on the eastern side of the street. The dwelling is a semi-detached bungalow in an area where the houses are all fairly similar in size and style. The property benefits from an upper floor of two bedrooms and a bathroom which are serviced by existing roof lights. The property has been previously extended to the rear ground floor to provide a dining room. It is proposed to erect a dormer window to the rear of the property to provide a wider stair and upper hall area.

The property has garden ground to the west (front) and private garden ground to the east (rear). The garden ground to the rear is enclosed by high hedging to the east and fencing to the adjoining property. The application property sits at a lower level than those to the rear on Hillside Drive. It is approximately 25 metres from the rear of the application dwelling to the edge of the properties to the north and approximately 12 metres from the rear of the application property to the rear boundary.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

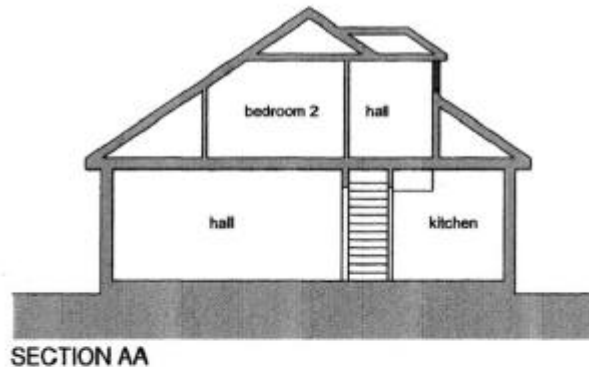
Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 14: Alterations And Extensions To Houses - proposals to alter or

extend existing dwelling houses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and



- d the design and materials respect the character of the existing building.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The is no site history of relevance to the consideration of the application.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been carried out by the applicants. An objection to the proposals has been received from a neighbouring property with the main issue raised being:

Privacy will be compromised by the dormer window which will overlook into a private garden and through the house due to internal doors.

CONSULTATIONS

No adverse comments have been received from any of the statutory consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Policy 14 (Alterations and Extensions to houses) states that proposals to alter or extend dwelling houses will be permitted where there is no adverse impact upon the appearance of prominent elevations of the house. The proposed dormer is to the rear and uses materials to match the existing dwelling. As such, it is considered that the proposal complies with criterion (a) of Policy 14. In the same respect, it is considered that the proposal complies with (d) of Policy 14 as the proposed design and materials respect the character of the existing building.

The proposal is for the formation of a dormer window and as such will not change the footprint of the dwelling.

In this respect, the proposal complies with criterion (c) as more than 50% of the original useable garden area will be retained.

Criterion (b) states that there should be no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties. It is not considered that there will be any loss of daylight or sunlight to neighbouring properties. The only property which could potentially be affected is the adjoining property. However, the dormer has been kept off the mutual boundary by approximately 2.3 metres and it is therefore considered that there will be no loss of sunlight or daylight to the adjoining property.

The rear garden of the property is enclosed to the east by high hedging. The houses beyond this sit at a higher level than the application property. It is approximately 25 metres from the rear of the application dwelling to the edge of the properties to the north and approximately 12 metres from the rear of the application property to the rear boundary. It is in this respect that it is considered that the proposal will not lead to a significant loss of privacy. In addition to this, the proposed dormer window will serve an existing hallway and not a habitable room.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

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

Objections

The proposal has been the subject of an objection from a nearby resident. The main concern expressed by the neighbour is that the proposal would lead to loss of privacy and will overlook into a private garden and through the house due to internal doors.

The issue of privacy has been discussed above in Observations section.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposal is considered to be acceptable in design terms and uses materials in keeping with the property and surrounding area.

CONCLUSION

It is concluded that the proposal to erect a dormer window to the rear of the dwelling is appropriate and will not detract from the environmental qualities enjoyed by surrounding occupiers. It is concluded that the proposal is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the view of the objector that would justify the refusal of this application contrary to this policy.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.