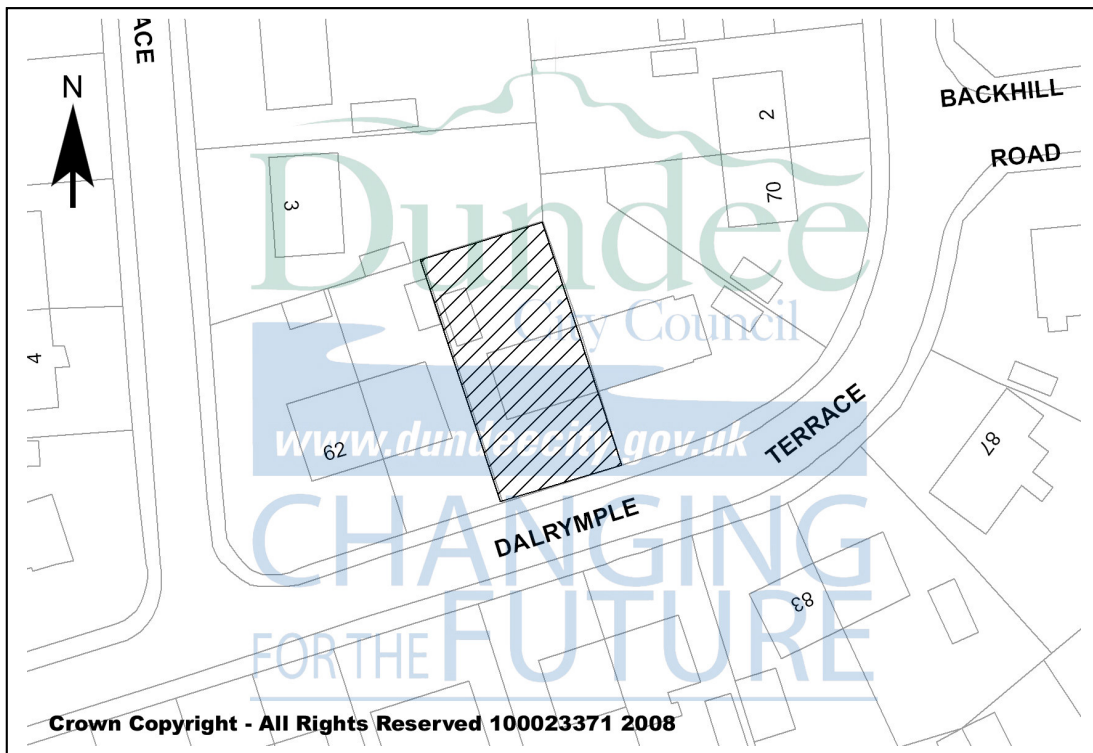


**KEY INFORMATION**

Ward Lochee

**Proposal**

Extension/Alterations to Dwelling House

**Address**66 Dalrymple Terrace  
Dundee  
DD2 2EH**Applicant**Mrs Morag Wilkie  
66 Dalrymple Terrace  
Dundee  
DD2 2EH**Agent**B S Design  
4 Grove Road  
Broughty Ferry  
Dundee  
DD5 1JL**Registered** 20 May 2008**Case Officer** B Knox

# Proposed Extension to House in Dalrymple Terrace

Extension and Alterations to a Dwelling House are **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The application fails to fully comply with Policy 14 of the Dundee Local Plan Review 2005 and the views of the Objectors in relation to privacy and overshadowing are supported. There are no material considerations that would justify a decision contrary to this. The application is recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- It is proposed to erect a 1 ½ storey extension to the side and rear of an existing 1 ½ storey semi detached bungalow.
- The application has attracted three letters of objection to the proposal raising concerns in relation to loss of privacy and overshadowing.
- The proposal fails to fully comply with Policy 14 of the Dundee Local Plan Review 2005.
- The application is recommended for **REFUSAL**.

**DESCRIPTION OF PROPOSAL**

It is proposed to erect a 1 ½ storey extension to the side and rear of an existing 1 ½ storey semi detached bungalow. It would continue the existing roof pitch along to the west. There would then be a rear extension coming off from this which would have a flat roof section. It would be located on the mutual boundary to the west. An existing garage would be removed to allow for the extension.

The extension would comprise of a garage to the front ground floor area with living space to the rear of the extended area. The upper floors would accommodate a master bedroom and extend an existing bedroom in size. There would be windows to the rear of the proposed extension, two to the ground floor and two to the first floor.

**SITE DESCRIPTION**

The application site is located on Dalrymple Terrace in the west end of the city. The property is a semi detached bungalow with an existing dormer extension to the front. There is a small front garden with driveway to the side and front which can accommodate two vehicles. The driveway runs along the west side of the house parallel to the driveway of the neighbouring property. There is a timber garage at the end of the driveway which is adjacent to a garage of the neighbouring property. There is a small post and wire fence along the boundary of these two properties. To the rear, there is an enclosed private garden area with an approximately 2metre high fence to the mutual boundary to the east.

There are two windows in the east elevation of the property to the west of the application property.

The dwelling is finished in dry dash with concrete tiles to the roof.

**POLICY BACKGROUND**

**Dundee and Angus Structure Plan 2001-2016**

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



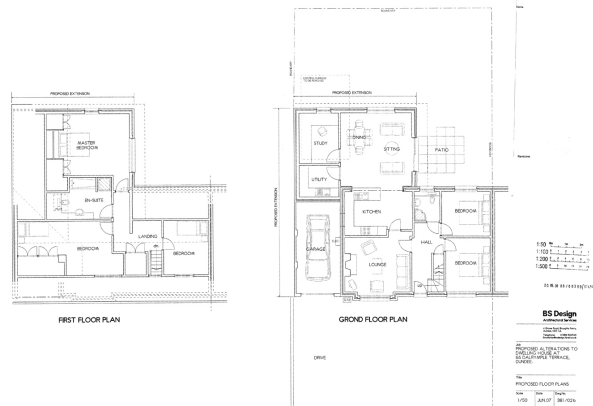
**Dundee Local Plan Review 2005**

The following policies are of relevance:

**Policy 14: Alterations And Extensions To Houses**

Proposals to alter or extend existing dwellinghouses 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**

There was a previous application on the site for a dormer extension to the dwelling (90/15448/D) which was approved and has been implemented.

**PUBLIC PARTICIPATION**

The application has attracted three letters of objection to the proposal which raise the following issues:

The proposal would result in the loss or privacy to neighbouring gardens and properties.

There is no precedent for this type of residential development in the area.

The proposal would block light into neighbouring properties.

It cannot be built without causing severe disruption an inconvenience to the property to the west.

It would lead to devaluation of the objectors property.

**CONSULTATIONS**

No adverse comments have been received from any of the 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

In terms of Policy 14 the extension is proposed to be erected on the side and rear elevations. The side extension, visible from the public view is in keeping with the appearance and proportions of the property. As such it is considered it will not have an adverse impact on the prominent elevation of this dwelling.

The main issue for consideration is whether as a result of this extension there will be a loss of privacy to the properties located in close proximity of the development. In relation to the property to the west, there will be one roof light to the west elevation which will serve an en-suite bathroom and it is considered that this will not afford a significant opportunity of overlooking. In addition to this, although windows have been proposed to the upper floors at the rear, it is considered that the rear garden area of the objector property to the west is already prejudiced by existing dormer windows to the north.

In relation to the property to the north of the site the proposed rear window will be approximately 6.5 metres to the rear garden boundary. It is a secondary window to the master bedroom and it is considered that it will not result in the significant loss of privacy to the property to the rear. The main window proposed to serve the master bedroom at the rear would face east. It is considered that this will prejudice the privacy of the rear garden area of the adjoining property. Taking the above into consideration, it is considered that the proposal has the potential to cause overlooking and loss

of privacy to the neighbouring occupier to the east and therefore the application fails to comply with this part of Policy 14 of the Dundee Local Plan Review 2005.

In relation to the loss of natural light and overshadowing to the property to the west, the proposed extension is to be proposed on the mutual boundary and there is approximately 3 metres from the proposed extension to the objectors property. There are two windows on the facing gable of the objectors property. Due to the proximity of the development to the adjoining dwelling there may be overshadowing at certain times of the day. Consequently, it is considered that in these terms the development is contrary to Policy 14.



The extension will be approximately 3 metres in width at the front of the extension, widening to 8 metres across at the rear and would be approximately 12 metres in total length from front to rear. The site has a reasonable sized garden area measuring approximately 130sqm. This proposal will have minimum impact on the total amount of useable garden ground associated with this property since the existing garage would be removed in order to allow for the extension.

The building work will be finished in roughcast to match the existing. The proposed finishing materials are acceptable for this dwelling. The larger part of the extension projecting to the rear would have an area of flat roof and of scale considered not wholly in keeping with the character and appearance of the existing dwelling. It is considered that the appearance could therefore be improved by a reduction in the provision of accommodation at the upper level.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

### Other Material Considerations

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

Views of the objectors:

- The proposal would result in the loss or privacy to neighbouring gardens and properties.

This matter has been discussed and discharged in the Observations Section above. It was concluded that the proposals have the potential to cause the overlooking of an existing private garden area to the east.

- There is no precedent for this type of residential development in the area.

Precedent is not a material planning consideration.

- The proposal would block light into neighbouring properties.

The issue of daylight/sunlight has been discussed in the Observations Section above.

- It cannot be built without causing severe disruption and inconvenience to the property to the west.

All forms of such development will result in some form of building work and it is not considered that any disruption caused would require any special arrangements to be made.

- It would lead to devaluation of the objectors property.

Loss of value is not a material planning consideration.

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

### Design

The prominent elevations of the property will be respected but it is considered that the rear extension area is of a scale that is not in keeping with the existing dwelling.

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## CONCLUSION

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The application fails to fully comply with Policy 14 of the Dundee Local Plan Review 2005 and the views of the Objectors in relation to privacy and overshadowing are supported. There are no material considerations that would justify a decision contrary to this. The application is recommended for REFUSAL.

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## RECOMMENDATION

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It is recommended that consent be REFUSED for the following reasons:

### Reasons

- 1 The proposed extension by virtue of scale, design and massing will block significant levels of sunlight and daylight from the adjacent property to the west. This will have a detrimental impact upon the outlook and consequently the level of residential amenity enjoyed by this neighbouring property. The proposed extension is therefore considered contrary to the provisions of Policy 14 (Alterations and extensions to Houses) of the Dundee Local Plan Review 2005. There are no other material considerations that would justify laying aside the provisions of Policy 14 to grant planning permission.
- 2 The proposed window to the first floor which will face east will prejudice the privacy of the rear garden area of the adjoining property. The proposal will give rise to a loss of privacy to the neighbouring occupier as a result of this and therefore fails to comply with this part of Policy 14 (Alterations and extensions to Houses) of the Dundee Local Plan Review 2005 and there are no material considerations that would justify a decision contrary to this.
- 3 The extension to the rear will have a large area of flat roof which is not in keeping with the character and scale of the existing dwelling. It is considered that the proposal therefore fails to comply with Policy 14 (Alterations and extensions to Houses) of the Dundee Local Plan Review 2005 and there are no material considerations that would justify a decision contrary to this.