

KEY INFORMATION**Ward** West End**Proposal**

Alterations and extension to existing dwellinghouse inc garage, kitchen/dining room, garden room and new entrance porch

Address

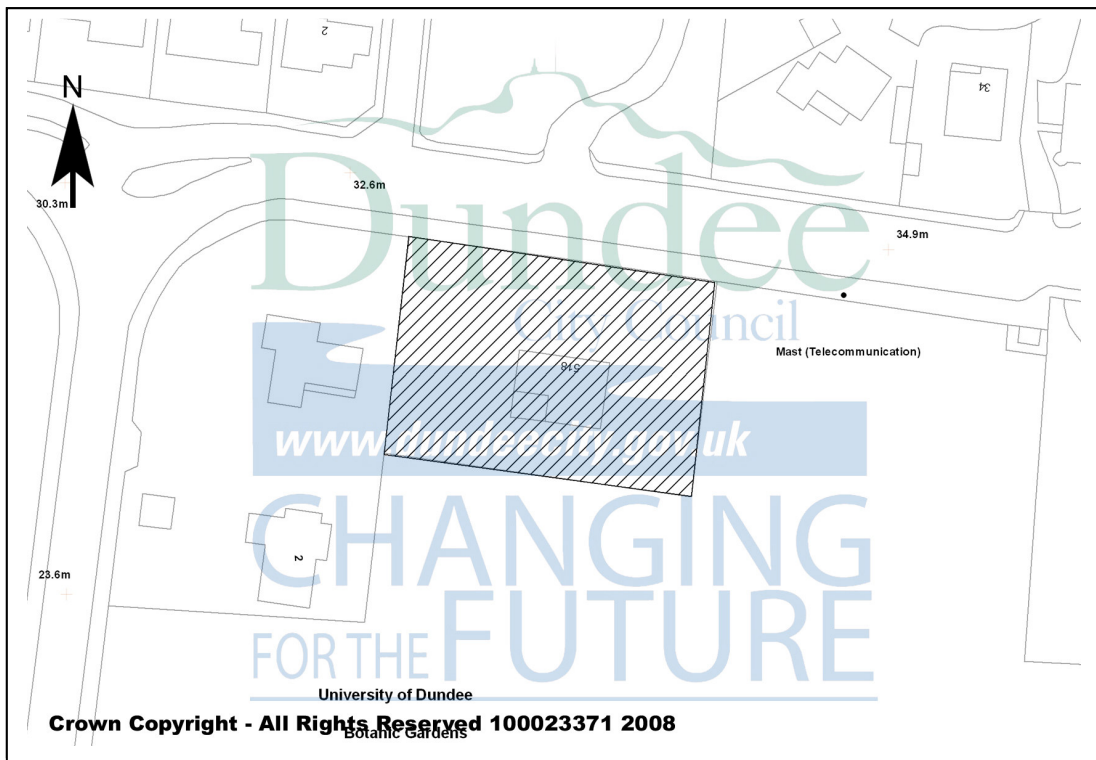
518 Perth Road
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Applicant

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Registered 16 May 2008**Case Officer** Eve Jones

House Extension Proposed in Perth Road

Alterations and an extension to an existing dwellinghouse are **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposals comply with the relevant policies in the Dundee Local Plan Review 2005 and the single objection is not supported. Accordingly the application is Recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for alterations and large extensions to the north and west of the existing house with external decking on the lower and ground floors and a new 2.1 metre stone boundary wall to the Perth Road frontage. The house will be re-roofed in slate and faced in stone.
- This property occupies the centre of a large, sloping site overlooking the Botanic Gardens to the south and east. There are houses to the west and the Invercarse Hotel to the north.
- An application for larger scale extensions including a swimming pool were approved by the Development Quality Committee on 26 March 2007 but these were not carried out.
- One objection was received from an adjoining neighbour on the grounds of loss of privacy and overlooking from the new deck and glazed extension. The adjoining house to the west is 18 - 20 metres away from the decking and 20 metres away from the nearest point of the new extension. It is considered that this distance is sufficient to prevent loss of privacy to the adjoining neighbour and the objection is not supported.
- Whilst the alterations and extensions to this property will make significant changes to both its size and appearance which are acceptable in the Conservation Area. It is concluded that the proposal complies with the provisions of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for alterations and extensions to the north and west of the existing house to provide garaging for 3 cars; new office; 2 additional bedrooms and a kitchen/dining area plus external decking. The garage to the north has one of the bedrooms and additional storage in the roof space. The office and other bedroom are on the lower basement level to the west with kitchen/dining area above. Both lower and ground floors have external decked areas accessed from adjoining rooms. A new stair on the west elevation provides access to the rear garden.

The original house is to be re-roofed with slate with a large glazed section on the south elevation. The whole, extended house is proposed to be finished in stone to the north and west, with timber details to the garages and off-white render to the south elevation. The site will be screened from Perth Road by a new 2.1 metre stone wall with automatic sliding timber gates to both existing entrances. The western access will serve the public access to the house with 3 parking spaces and the eastern access will be private to access the garages and provides another 3 parking spaces. Both parking areas will allow vehicles to turn and leave the site in a forward gear. The level of part of the lower garden ground is proposed to be increased by up to 2 metres to provide more usable garden ground. The survey plans show that 20 trees are to be removed at various locations around the site.

SITE DESCRIPTION

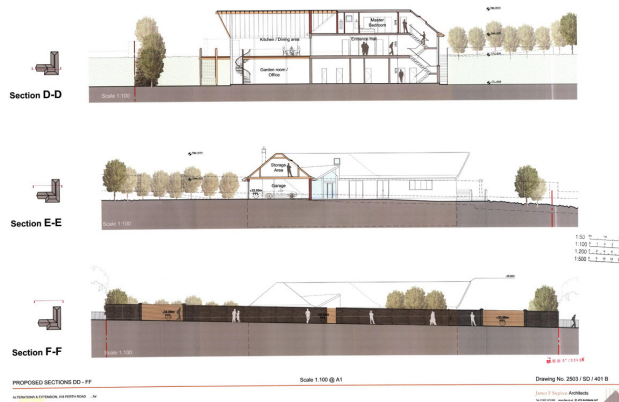
This property occupies the centre of a large, sloping site and presents the appearance of a single storey bungalow to Perth Road, but is two storey to the rear overlooking the Botanic Gardens to the south and east. There are two, relatively new, detached properties to the west and the Invercarse Hotel lies across Perth Road to the north.

The house is set at a lower level than the road and is bounded by a low wall

with railings and gates. The upper section of the house is painted white render and the lower section is brick. The roof is red pantile. There is a double access on to a wide driveway with a vehicle access to the west of the



site leading down to a large area of tarmac at the rear with access to the garage/car port at the lower level. There is also a large area of timber decking. The majority of the trees around the southern boundary of the site actually lie outwith the application site and are to remain. As they are mature evergreen trees, they provide an effective screen to the garden ground.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 14 - Alterations and Extensions to Houses.

Policy 61 - Development in Conservation Areas.

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

06/00896/OUT - Outline application for the erection of a detached dwelling in garden ground to east of 518 Perth Road, Dundee. This application was withdrawn prior to determination.

06/00901/FUL - Alterations and extensions to the house to provide offices, swimming pool, 3 car garage and additional bedrooms and dining area. The proposals were for a larger extension on the west elevation. The application was approved by the Development Quality Committee on 26 March 2007 but the development has not been carried out.

PUBLIC PARTICIPATION

The site was the subject of statutory neighbour notification and one objection was received from the neighbouring house to the west on the grounds of loss of privacy and overlooking from the new deck and glazed extension. The objection is considered in the Observations below and copies are available in Members' Lounges.

CONSULTATIONS

There were no adverse comments from 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 - 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.
- 1 The proposal is for two substantial extensions to this detached house which occupies a large sloping site. The extensions will result in the house becoming a large L shaped property with two separate vehicle accesses, one for visitors and the other for residents. The extensions, the new materials and the new roof will completely alter the appearance of the existing house. As the proposals also include a 2.1 metre high stone wall which will screen all but the roof of the proposed house, the prominent elevations will be concealed and the changes are sufficiently acceptable to meet the policy requirement.
 - 2 The site is bounded to the east and south by the Botanic Gardens which screen the site with vegetation. The adjoining house to the west is 18 metres away from the nearest part of the decking which forms a walkway around the side of the house to an elevated decked terrace on the south elevation of the extended

house. The new extension is 20 metres from the rear elevation of the neighbouring house at its closest point. It is considered that this distance is sufficient to prevent loss of privacy to the adjoining neighbour.

It is noted that the previous planning permission, which was approved in 2006, included an extension within 4 metres of the boundary with a decked walkway around the building to an elevated terrace. This proposals is for a smaller scale extension on this west elevation.

It is considered that the proposed extension to the west will be substantially smaller than the approved plans and will not result in significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties.

- 3 It is considered that more than 50% of the original garden will be retained as usable amenity space. Indeed a large area of existing tarmac will be returned to garden use. The proposed raising of the garden ground in the lower part of the garden will make it more usable but may have implications for the existing trees in the adjoining Botanic Gardens and this should be the subject of an appropriate condition to protect the trees should Members be minded to approve the application. It will also result in the loss of 13 trees which are not visible from public areas. Substantial replacement tree planting will be required around the site to compensate and to enhance the visible tree cover in the Conservation Area.
- 4 The existing house is of a different character to the older and more distinctive traditional and listed houses along Perth Road. However, it is a well designed house of its time which sits well in its large plot. It is considered that the modernisation and upgrading of the house will change its existing character but that this will not be detrimental to its appearance. The provision of a 2.1 metre high stone wall along the Perth Road boundary will also screen the site with only the roof visible from the road.

It is considered that the proposal complies with Policy 14.

Policy 61: Development In Conservation Areas - within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

The existing house, which has the appearance of a large bungalow sited centrally to its site, contributes to the character of the West End Suburbs Conservation Area. These substantial extensions will totally change its appearance and its relationship to its site. The proposed new 2.1m high stone wall will echo the boundary walls in Perth Road and will screen all but the roof from view although the garage block does project almost to the boundary line.

The proposed development will result in the loss of 20 trees around the property, 13 of which are to the rear and are not visible from the public street. There is an opportunity for substantial new tree planting in the amended front garden and on the west boundary which will enhance the appearance of the development.

It is concluded that the development complies with the policy.

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:

Objection

An objection was received from the adjacent neighbour to the west on grounds of loss of privacy and overlooking from the glazed extension and elevated decking proposed on the west side of the house. As noted in the Policy section above, the decking will be 18 metres at its nearest point and the extension 20 metres from the rear of the objector's property.

The Local Plan identifies a minimum distance between facing windows of habitable rooms as 18 metres. The decked area will only be in use when weather permits and is at an oblique angle to the adjacent property. Given the extensive views southwards over the Botanical Gardens towards the Tay, it is considered that there will be limited overlooking to the west from the decking and extension.

Accordingly the objection is not supported.

As noted above, new tree planting will be required as part of this development and there will be an opportunity to plant trees on the west boundary between the properties.

Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

It is also concluded from the foregoing observations in respect of Policy 61 of the adopted Local Plan Review that the statutory duty set out in Section 64 of the Act, to preserve or enhance the character or appearance of the Conservation Area would be satisfied by the approval of this proposal.

It is concluded from the foregoing that insufficient weight can be accorded to the objection or other 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

As noted above, the alterations and extensions to this property will make significant changes to both its size and appearance. The glazing to the south elevation, the new slate roof and the formation of a garage wing combined with stone elevations, timber panelling and new polymer render will result in a large modern dwelling. The garage block projects almost to the boundary but the creation of an enhanced central area of garden will provide landscaping to soften its impact. The site will be enclosed by a new stone wall which will partly screen the development from view.

CONCLUSION

The proposals comply with the relevant policies in the Dundee Local Plan Review 2005 and the single

objection is not supported. Accordingly the application is Recommended for APPROVAL subject to conditions.

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.
- 2 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted to and approved by the Council and the works shall be carried out only in accordance with such approved details. The scheme shall include at least 15 standard trees min. 8 - 10 cms rootballed of species to be agreed, all to be planted in accordance with BS: 4043.
- 3 The landscaping scheme as detailed in condition 02 shall be fully implemented in accordance with the approved details within 6 months of the completion of the garage extension unless a further time period is agreed in writing by the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 4 No ground levels shall be increased within the drip line of any of the trees in the adjoining Botanic Gardens to the south and east.
- 5 Full details of the proposed stone wall and gates on the north boundary, including samples of the stone and mortar to be used, shall be submitted and approved prior to the commencement of development and the works shall be completed only in accordance with such approved details.
- 6 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out

only in accordance with such approved samples.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to safeguard the visual amenity of the Conservation Area.
- 3 In order to safeguard the visual amenity of the Conservation Area.
- 4 In order to safeguard the trees in the Botanic Gardens and protect the visual amenity of the Conservation Area.
- 5 In order to safeguard the visual amenity of the Conservation Area.
- 6 In order to safeguard the visual amenity of the Conservation Area.