

KEY INFORMATION

Ward Maryfield

Proposal

Resubmission - Erection of dormer to rear of building and replacement of existing dormer with 2 dormers to front of building

Address

12 Dennison Road West
Dundee
DD4 7DL

Applicant

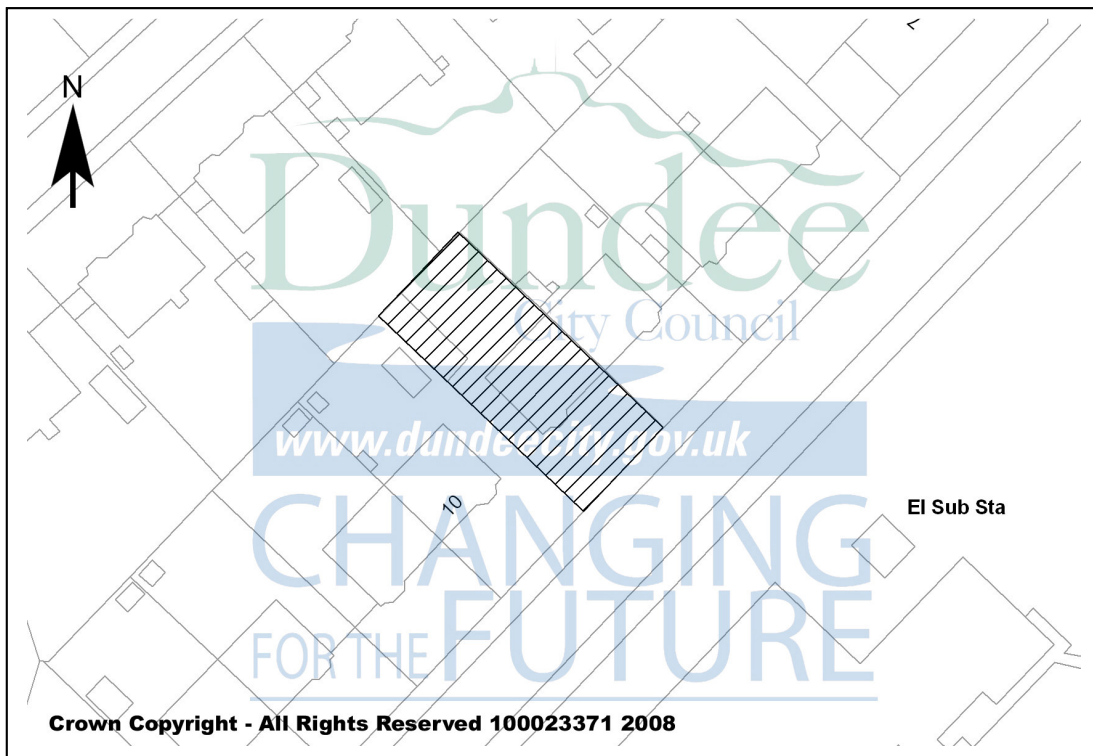
Mr & Mrs Dyer
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Dundee
DD4 7DL

Agent

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DD5 1ND

Registered 9 June 2008

Case Officer Paul Macari



Proposed Dormer Extension in Dennison Road West

The erection of a dormer to the rear of a building and replacement of an existing dormer with 2 dormers to front of building is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed dormer extensions meet the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. It is therefore recommended that planning permission be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a dormer extension to the rear of the existing house and replacement of the existing dormer with 2 dormer extensions to the front of the house at 12 Dennison Road West, Dundee.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review (2005) is relevant to the outcome of this application.
- The applicant has carried out the statutory neighbour notification procedure. One letter of objection has been received from a neighbouring resident. The concerns raised include out of character, overbearing and obtrusive appearance, overdevelopment of the plot, loss of privacy, impact upon neighbouring houses and contrary to advice given in Householder Design guide.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a dormer extension to the rear, and, replace the existing dormer extension with 2 small dormers to the front of the existing house at 12 Dennison Road West, Dundee. The rear dormer is to be a traditional hexagonal shape with glazed faces and slate roofs and rendered cheeks. The front dormer extensions will be of a traditional shape with a slate pitched roof and rendered cheeks. The slate roofs will match the existing roof while the glazed faces will have brown PVCU frames to match the existing doors and window frames on the ground floor. The dormer cheeks will be finished in a render matching the existing house.

SITE DESCRIPTION

The application site is situated on the western side of Dennison Road West and takes the form of a semi-detached single storey house with front, rear and side gardens. The existing dwelling has a hipped roof with a small box dormer centrally positioned on the front. The existing house has mix-chip roughcast walls with a slate roof. The doors and window frames are brown coloured PVCU with grey PVC rainwater goods.

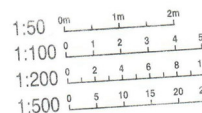
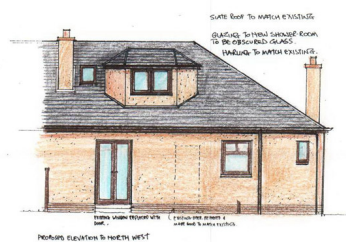
The application site benefits from off street car parking and has a large garage located in the south western corner of the rear garden with a driveway running from front to back along the southern boundary. The rear garden is enclosed by a 1.8m high brick built wall. The western boundary is reinforced by mature shrubbery some 3m in height. The site slopes from west to east.

To the north, south and west the site is bound by properties of similar scale, design and massing. Most of the surrounding properties have extended the footprint of their homes with several extending into the roof space in the form of dormer extensions.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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



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

Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house; and
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and

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- more than 50% of the original useable garden area will be retained; and
- 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

Planning application ref: 08/00/FUL sought planning permission for the erection

of a large front and a large rear dormer extension to the house at 12 Dennison Road West. This application was withdrawn before it could be reported to the Development Quality Committee for deliberation. This application would have been recommended for refusal as the proposed dormer extensions were considered to overdevelop the roof of the existing house giving it a top heavy appearance.

It should be noted that Planning Application Ref: 05/00425/FUL sought full planning permission for the erection of 2 dormer extensions to the front of 14 Dennison Road West. The design of the proposed dormer extensions is identical to those proposed in this revised planning application. Planning permission was granted subject to conditions.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident. The concerns raised relate to:

- out of character
- overbearing and obtrusive appearance
- overdevelopment of the plot
- loss of privacy
- impact upon neighbouring properties
- contrary to advice given in Householder Design Guide

CONSULTATIONS

No adverse comments have been received from consultees.

OBSERVATIONS

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

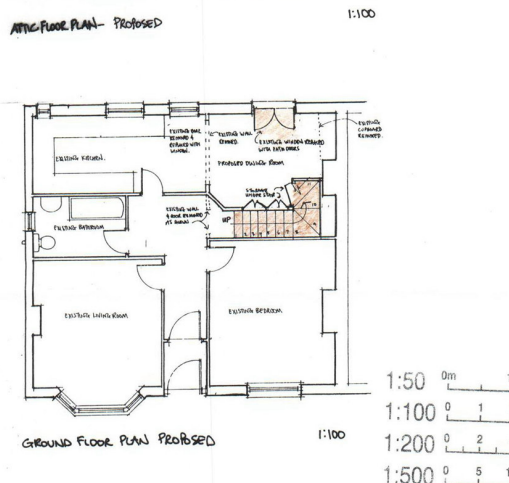
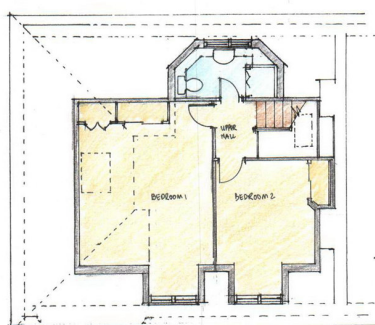
- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

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

House extensions are considered to be a sign of a stable community in which people wish to remain. However, their impact on the existing property, neighbouring property and the surrounding area requires careful consideration. The purpose of Policy 14 is therefore to meet the changing aspirations and needs of householders who wish to extend their houses but also to safeguard the existing levels of amenity enjoyed by neighbouring residents.

In terms of Policy 14, the proposed dormers are to be erected on the front and rear elevations of the property. In this respect, it is considered that the proposal will impact upon the prominent elevations of the dwelling. This is because the existing house and those neighbouring have hipped roofs with centrally positioned box dormers of modest proportions. The proposed dormer extensions to the front have conventional shapes and are of proportions that do not over-develop the roof. Further, the proposed dormers will have slate pitched roofs and



rendered cheeks to match the existing house. Therefore in terms of scale, massing, design and finishing materials, the proposed dormer extensions to the front of the house although prominent will not have a significant impact upon the appearance of the existing house or the surrounding streetscape.

The proposed dormer extension to the rear of the house although large and unorthodox in shape will have a profile similar to the proposed front dormer extensions. Therefore, although the rear dormer extension is not visible from Dennison Road West or public elevations, in profile, the proposed dormers will give the house a symmetrical and uniform appearance. The proposed dormer extension to the

rear will have a slate roof and rendered cheeks to match the existing house also. Therefore, in terms of scale, design, massing and finish the proposed rear dormer extension will not impact upon the appearance of the house or the surrounding streetscape.

With regard to issues of overlooking and overshadowing, the proposed dormer extensions will not exacerbate existing levels of overshadowing or overlooking of neighbouring properties given that the rear dormer will form a WC and will therefore be obscurely glazed. However, to ensure that this does not change this matter can be dealt with by way of condition.

The proposed dormer extensions will not impact upon the amount of usable garden ground currently benefiting the application site.

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:

- a Views of the Objector

One letter of objection has been received from a neighbouring resident. The concerns raised are summarised in the Public Participation section above. Concerns relating to the proposed dormers being out of character, overdeveloping the application site, obtrusive and overbearing design as well as having finishing material that do not blend with the surrounding properties are considered in the Observations section above. These concerns are not supported.

The objector also raised concerns relating to loss of privacy. It is considered that the proposed dormers will not impact upon neighbour's privacy. This concern is not supported.

With regard to concerns relating to compliance with householder development guidelines, the proposed development has been assessed against Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 and found to comply with all of the criteria relating to said

policy. Such concerns are therefore not supported.

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

Design

The proposed dormer extensions are of a scale, massing and design that do not impact upon the character of the existing house or surrounding streetscape. The dormer extensions give the house a symmetrical profile with the larger rear dormer extension not visible from public elevations.

CONCLUSION

The proposed dormer extensions meet the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. It is therefore recommended that planning permission be granted subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 The windows coloured red on Drawing No:101/pl/12 shall be obscurely glazed and maintained as such in perpetuity.

REASON(S)

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In the interest of safeguarding residential amenity.