

Proposed Glazed Patio Door Within Existing Bay Window

KEY INFORMATION

Ward Coldside

Address

105 Byron Crescent

Applicant

Mrs Anne Rendall
105 Byron Crescent
Dundee

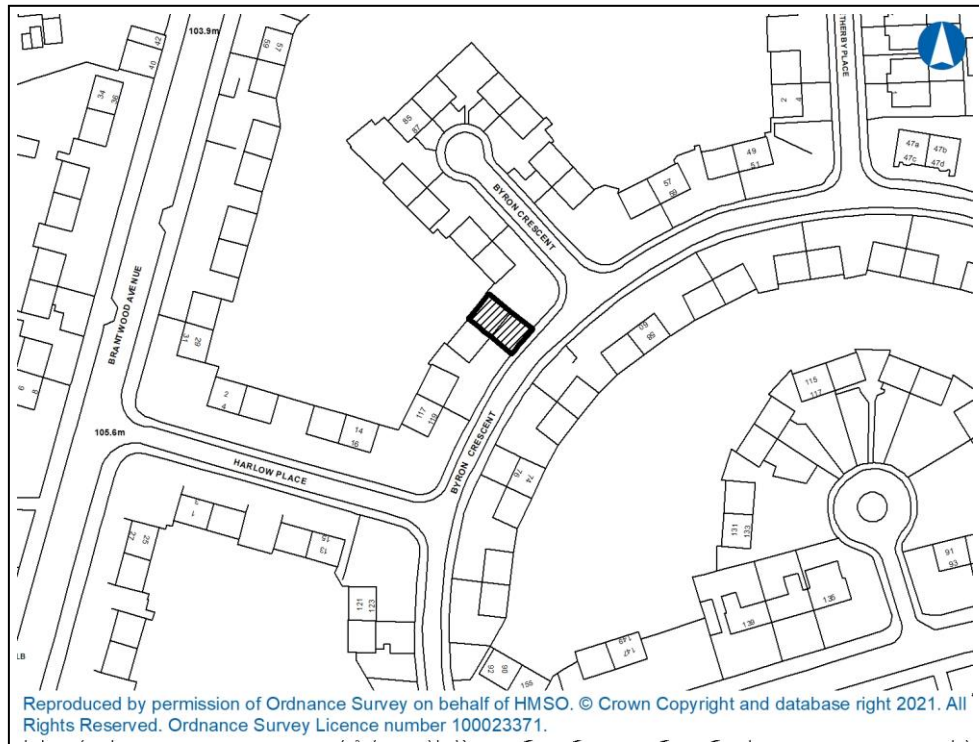
Agent

Liam Rendall

Registered 26 April 2021

Report by Head of Planning & Economic Development

Contact: Sharon Dorward



SUMMARY OF REPORT

- Planning permission is sought for the installation of a glazed door within the bay window of a ground floor flat.
- The flat is located within a residential area to the north of Dundee within the inner city area.
- The application is in accordance with the Development Plan.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. No public comment was received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as the application has been submitted by an elected member of the Council.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QRSU8DGCHNA00>

RECOMMENDATION

The proposal is in accordance with the Development Plan. There are no material considerations of sufficient weight to justify refusal of planning permission. It is therefore recommended that planning permission be **APPROVED**.

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought for the formation of a single glazed patio door to the front (south east) elevation of a ground floor flat. The development requires planning permission as it comprises a material alteration to a flat.
- 1.2 The proposed patio door would measure 2.1 metres high by 0.8 metres wide, with a fanlight above, and would provide access between the front garden ground and a living room. The patio door would be formed within an existing window opening, which is the centre window in a bay of three. The width and maximum height of the opening would remain the same. The external finish is proposed as UPVC to match the existing. The door would give direct access to the front garden ground.
- 1.3 The applicant has submitted a site location plan, site and elevational drawings and a design statement in support of the application.

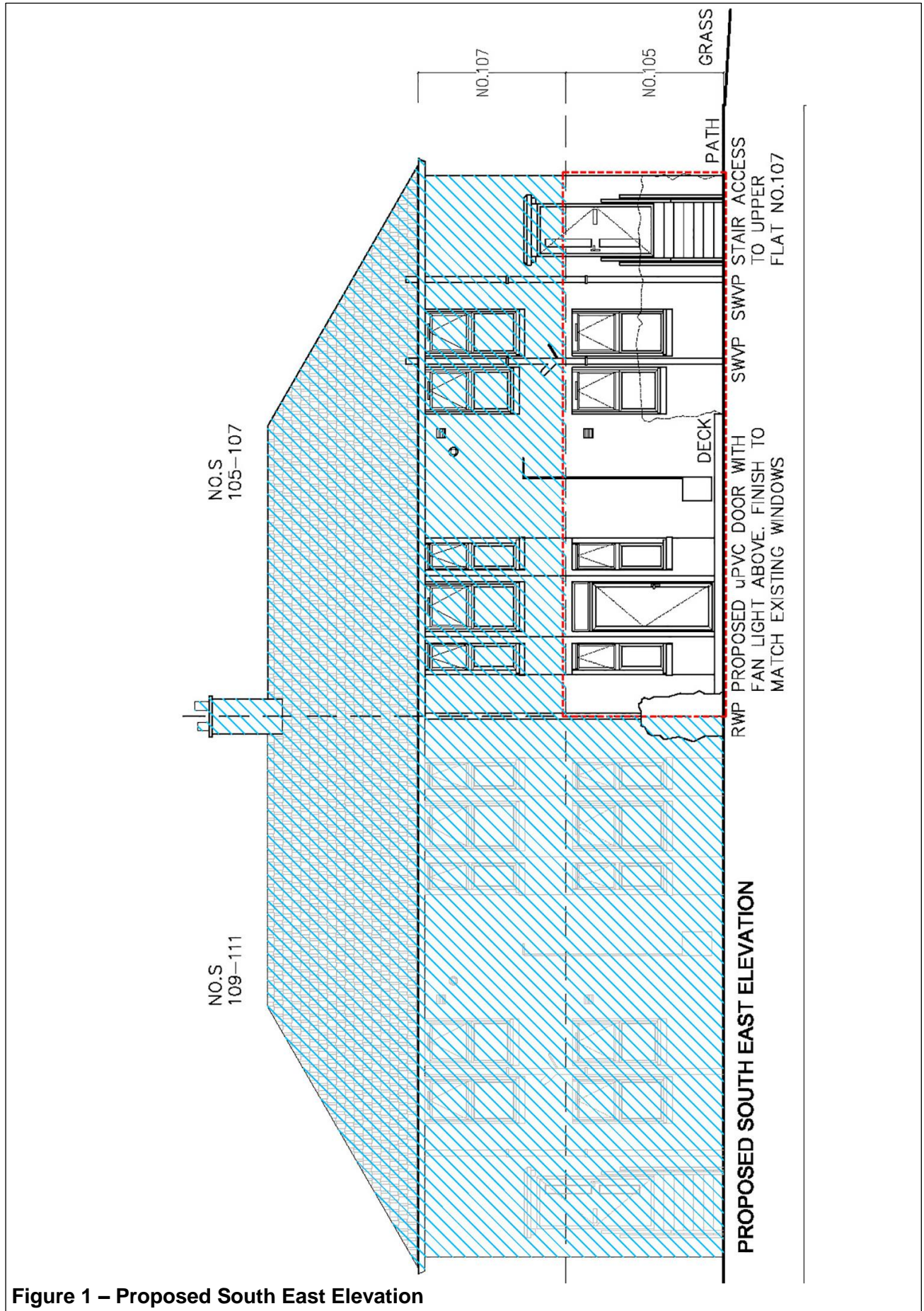


Figure 1 – Proposed South East Elevation

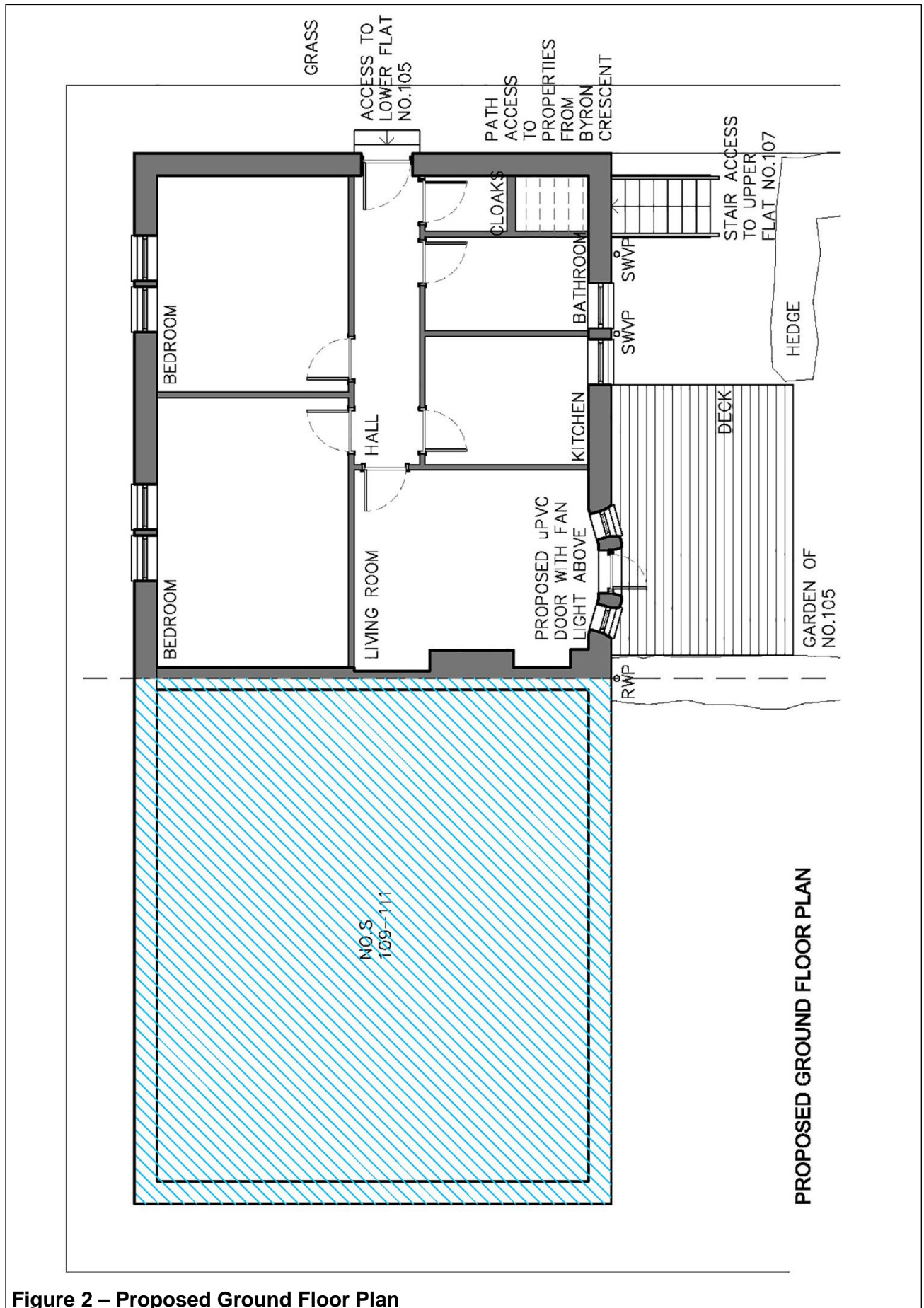


Figure 2 – Proposed Ground Floor Plan

2 SITE DESCRIPTION

- 2.1 The application relates to a ground floor flatted property on Byron Crescent to the north of Dundee. The two storey flatted block of four is finished in a cream coloured render, a reddish brown tiled roof and brown UPVC windows. The site includes the front grassed garden area of the flatted property, which is bound by 1.8 metre high timber fencing and hedging. There is an existing small area of decking in front of the bay window.



Figure 3 – Photograph of Existing South East Elevation



Figure 4 – Photograph of Existing South East Elevation

3 POLICY BACKGROUND

3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL DEVELOPMENT PLAN 2019

Policy 11: Householder Development

Dundee Local Development Plan Householder Development Supplementary Guidance (2019).

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

4.1 There is no relevant planning history.

5 PUBLIC PARTICIPATION

5.1 The statutory neighbour notification procedure has been undertaken.

5.2 No public comment was received.

6 CONSULTATIONS

6.1 No consultations were received.

7 DETERMINING ISSUES

7.1 **Section 25 of the Town and Country Planning Act 1997 as amended provides that an application for planning permission (other than for a national development) shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.**

THE DEVELOPMENT PLAN

The provisions of the Development Plan relevant to the determination of this application are specified in the Policy Background section above.

TAYPLAN 2016 – 2036

7.2 **The application raises no issues of relevance.**

DUNDEE LOCAL DEVELOPMENT PLAN 2019

7.3 **Policy 11: Householder Development** – supports development where it:

- 1 does not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials;

- 2 does not result in a significant loss of private/useable garden ground;
- 3 does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking; and
- 4 does not have a detrimental impact on the existing level of parking provision.

The preamble to Policy 11 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2019). The householder guidance advises that any new development should preserve and/or enhance the overall quality of the surrounding environment. The guidance advises that windows and doors should not be enlarged where it would result in a detrimental impact upon the character or appearance of the flat. The original features and symmetry of openings should be retained.

7.4 In respect of Policy 11, the proposal is assessed against the four criteria as follows:

- 1 The proposed patio door would be located on the front, public elevation of the property. It is proposed to enlarge the existing window opening by removing the window and the wall below and installing a glazed door with a fan light above. The width and maximum height of the opening would remain the same. Whilst the Householder Supplementary Guidance generally advises that windows and doors should be not enlarged, in this case, from a street view, the appearance of the building would be retained. The width and height of the existing opening would be unaffected and the appearance of the proposed door would not have a detrimental impact on the environmental quality of the property or surrounding area. The colour of the door is annotated to match the existing windows which also ensures that there would be no detrimental impact on the character of the existing property.
- 2 The proposal would not result in any loss of existing private, useable garden ground, as it relates to the formation of a doorway.
- 3 The application is for the installation of a door to the front elevation, opening to the garden ground pertaining to the property in place of an existing window. It would not therefore create any overlooking or overshadowing issues. The proposal would not result in a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 4 The proposal relates to works to form a door opening and would therefore have no impact on the existing level of parking. The proposal would not have a detrimental impact upon the existing level of parking provision within the area.

7.5 **The proposal would comply with the requirements of all four criteria of Policy 11.**

7.6 For similar reasons to those set out in the assessment above, the proposal also complies with the Dundee Local Development Plan Householder Development Supplementary Guidance.

7.7 **It is concluded that the proposal is in accordance with the Development Plan.**

MATERIAL CONSIDERATIONS

7.8 **There are no other material considerations of relevance in this case.**

8 CONCLUSION

- 8.1 The application for the proposed formation of a glazed door to the front (south east) elevation of this ground floor flat is in full accordance with the Development Plan and would have no significant adverse impact on the character or amenity of the area. There are no material considerations of sufficient weight that would justify refusal of planning permission. It is therefore recommended that planning permission be granted.

9 RECOMMENDATION

- 9.1 It is recommended that planning permission be GRANTED.