

First Floor Extension To Rear (West) Elevation

KEY INFORMATION

Ward The Ferry

Address

2 Holly Crescent
Broughty Ferry, Dundee

Applicant

Mr & Mrs Iain Wilson
2 Holly Crescent
Broughty Ferry, Dundee

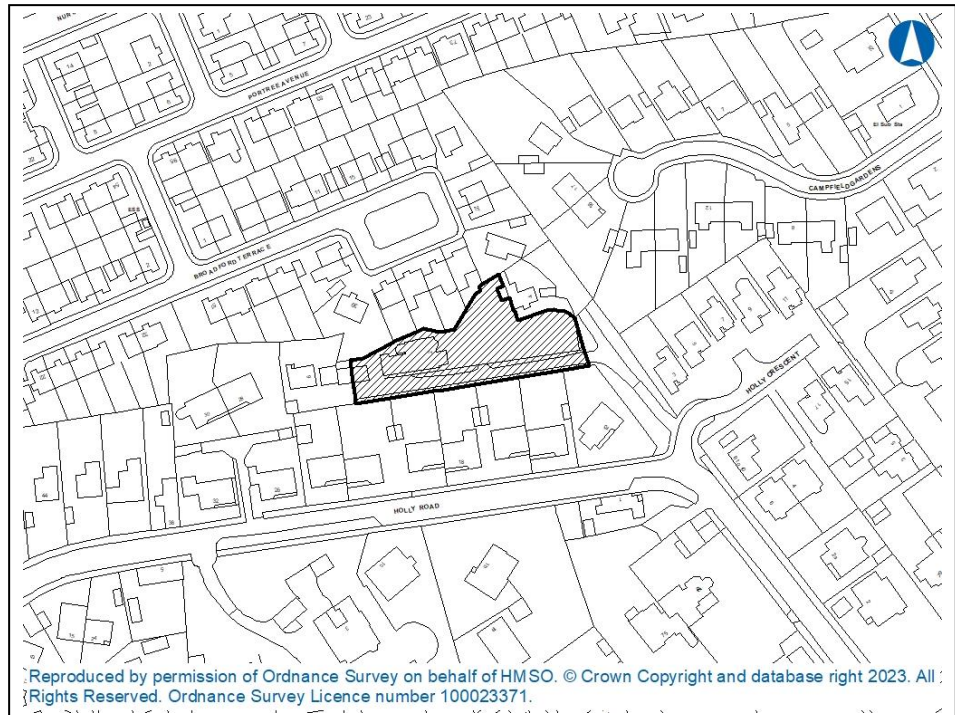
Agent

Jon Frullani Architect

Registered 21 Dec 2022

Report by Head of Planning & Economic Development

Contact: Jemma Tasker



SUMMARY OF REPORT

- Planning permission is sought for the erection of a first floor extension over an existing single storey extension to the rear (west) elevation of the dwellinghouse.
- The application is in accordance with the Development Plan.
- The statutory neighbour notification process was undertaken. In total seven letters of objection have been received. The matters raised relate to concerns regarding daylight, sunlight and privacy.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as six or more valid written objections have been received and the recommendation is for approval.
- More details can be found at <https://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=RN90M7GCGNK00>.

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** subject to a condition.

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought for the erection of a first floor extension above an existing single storey extension to the rear (west) elevation of the dwellinghouse.
- 1.2 The existing roof of the single storey extension would be removed and an additional storey of accommodation would be provided. The ridge height of the proposed extension would be 1.7 metres higher than the existing ridge height of the single storey extension, sitting just above the eaves height of the main dwellinghouse. The proposed roof would have an eaves height of approximately 4.3 metres and a ridge height of 6.2 metres. The roof would incorporate a total of 11 rooflights across north, south and west roof slopes. A single window would be formed within the north elevation of the extension. Finishing materials would include horizontal cladding coloured grey, slate roof tiles and windows coloured grey.
- 1.3 The applicant has submitted the following in support of the application:
 - Supporting Statement.



Figure 1 – Plan of South, West and North Elevations

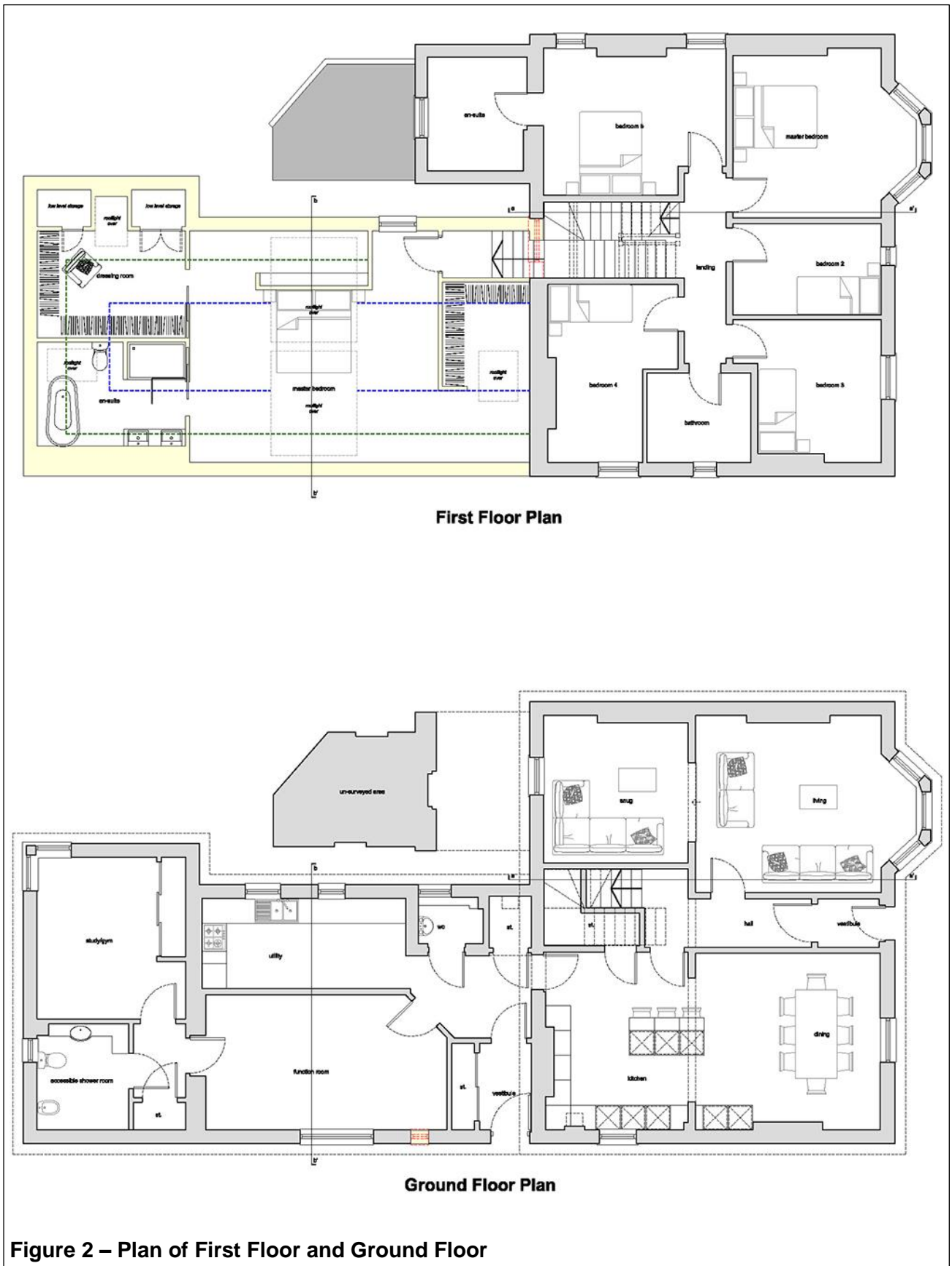


Figure 2 – Plan of First Floor and Ground Floor

2 SITE DESCRIPTION

- 2.1 The application site relates to a two storey, detached dwellinghouse of traditional design and its associated front and rear curtilage, set within a generous plot on the northern side of Holly Crescent. The dwelling has an east facing principal elevation, overlooking its main useable garden ground, and is accessed via a shared access from Holly Road to the south. The site is bound by residential properties forming part of Broadford Terrace to the north; 6 Holly Crescent is located to the west; and an unadopted road (Holly Crescent) bounds the site to the south, with residential properties forming part of Holly Road beyond.
- 2.2 The property has been previously extended to the rear (west) by way of a single storey extension and a two storey flat roof extension. Extensions to the rear of the property appear on historic maps from as early as 1938.



Figure 3 – Photo of Existing Rear Extension From Holly Crescent



Figure 4 – Photo of Existing Rear Extension From 39 Broadford Terrace



Figure 5 – Photo of Application Dwelling From 39 Broadford Terrace

3 POLICY BACKGROUND

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

NATIONAL PLANNING FRAMEWORK 4

Policy 16 g: Quality Homes

DUNDEE LOCAL DEVELOPMENT PLAN 2019

Policy 11: Householder Development

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 Planning application (reference: 22/00197/FULL) for a first floor extension was withdrawn by the applicant on 13 June 2022.

4.2 Planning permission (reference: 14/00648/FULL) for a replacement garage was approved on 22 October 2014.

4.3 Planning permission (reference: 02/00816/FUL) for an extension and alterations to the house was approved on 24 January 2003.

4.4 Planning permission (reference: 00/24962/D) for an extension to the house was approved on 5 January 2001.

5 PUBLIC PARTICIPATION

5.1 The statutory neighbour notification procedure has been undertaken.

5.2 Seven objections have been received raising the following valid material grounds:

- rooflights will overlook windows and garden ground to the north and south;
- due to changes in ground level between Holly Crescent and Broadford Terrace, the increase in the height of the extension will be significant;
- the sun path analysis shows a significant reduction in light to properties to the north during winter months and is not considered accurate for other times of the year;
- proposed finishing materials for the extension are not specific and will have an adverse visual impact on the area; and
- concerns regarding the large number of bedrooms being added together with a function room.

5.3 Concerns were raised in relation to the proposed development affecting the future sale of neighbouring properties. However, this is not a valid material planning consideration.

- 5.4 Concerns were also raised in relation to minor alterations to the property that have recently been undertaken. However, they do not form part of the planning application currently under consideration.
- 5.5 The valid grounds of representation are taken into account in the material considerations section of this report.

6 CONSULTATIONS

- 6.1 No consultation responses 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

- 7.2 The provisions of the National Planning Framework 4 relevant to the determination of this application are specified in the Policy Background section above.

NATIONAL PLANNING FRAMEWORK 4

- 7.3 **Policy 16 g: Quality Homes** – sets out that householder development proposal will be supported where they:
- i do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 7.4 With regard to Criterion i), the first floor extension would relate to the rear elevation, facing west. The ridge of the new roof would be positioned just above the eaves, but well below the ridge of the original dwelling, helping the extension to remain secondary and subservient to the main house. It would be of a contemporary design, utilising modern materials, which is considered acceptable for a secondary elevation in this location. The extension would be visible from a public viewpoint. However, given there is a range of existing development on this elevation, and that the proposed extension would be of an acceptable, modern design, it is not considered there would be any adverse impact on the character or visual amenity of the surrounding area as a result of the proposed development. Overall, in light of the above, the extension would not have a detrimental impact on the character or environmental quality of the house and the surrounding area.
- 7.5 In terms of Criterion ii), the proposed development would increase the height of the existing extension by 1.7 metres. It is recognised that due to changes in ground level, the application property sits approximately 1 metre higher than properties on Broadford Terrace. Windows on the rear elevations of properties on Broadford Terrace are located approximately 17 metres from the proposed extension and windows on the rear elevations of properties on Holly Road

are located approximately 25 metres from the proposed extension. These distances are sufficient to ensure there would be no significant adverse impact on daylight to these windows.

- 7.6 The proposed extension is located approximately 4.2 metres from the mutual boundary with properties on Broadford Terrace. It is acknowledged that there would be some increase to the level of overshadowing to adjacent gardens, notably in the winter months. However, due to the minimal increase in height (1.7 metres) and given the gardens to the north are already impacted by the existing dwelling, this impact is not considered significant. The proposed development would be located approximately 8 metres from the boundary with properties to the south. This distance is sufficient to ensure no adverse impact in terms of overshadowing as a result of the development. Therefore, notwithstanding the change in levels, it is not considered the addition of the first floor extension would have a significant adverse effect on the level of daylight or sunlight reaching the neighbouring properties or their garden ground, or result in a significant overbearing impact.
- 7.7 A number of rooflights are proposed across the three roof slopes and a window is proposed to be created in the north elevation. Privacy concerns associated with rooflights are reduced, as that they would sit on the roofslope at a 30 degree angle and thus, do not provide opportunities to directly overlook neighbouring property or garden ground.
- 7.8 In terms of the proposed window on the north elevation of the extension, this would be located approximately 17.5 metres from the house to the north. It is acknowledged that this fails to meet the 18 metres window-to-window distance required by the Householder Development Supplementary Guidance. However, it is recognised that this shortfall is marginal and that there are already a number of windows present on this elevation serving habitable rooms that are between 14 and 17.5 metres from the houses to the north. The presence of the existing windows, the fact that some views from the proposed window would be partly screened by the position of an existing rear extension, and the distance from the windows opposite, results in there being limited additional impact to neighbouring privacy. Overall, the proposal would not result in a significant detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 7.9 **The proposal is in accordance with Policy 16 g).**

DUNDEE LOCAL DEVELOPMENT PLAN 2019

- 7.10 **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 the surrounding area by virtue of size, design and materials;
 - 2 does not result in a significant loss of private/usable 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.
- 7.11 The preamble to Policy 11 also states the Dundee Local Development Plan Householder Development Supplementary Guidance provides guidance on the design, scale and location of householder development. The householder guidance advises that extensions should be smaller in scale to the main dwellinghouse and of an appropriate scale and proportion. They should not normally be situated to the front of the existing house and should not be over dominant in relation to the existing and surrounding properties.

7.12 Criteria 1) and 3) of Policy 11 of the Local Development Plan substantively reiterate those within Policy 16 g of the National Planning Framework 4. Therefore the proposal falls marginally below the window-to-window distance specified by the Householder Development Supplementary Guidance. However, this is acceptable in terms of criteria 1) and 3) for the reasons previously given. The proposal is assessed against the remaining two criteria as follows:

- i in terms of criterion 2), due to the nature of the proposed works, the first floor extension would not alter the footprint of the dwellinghouse. As such, the proposal would not result in the loss of private/useable garden ground; and
- ii in regard to criterion 4), the proposal would not alter the existing parking arrangement and therefore, would not have a detrimental impact on the existing level of parking provision.

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

MATERIAL CONSIDERATIONS

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

A - SUPPORTING INFORMATION

7.15 The applicant has submitted a statement in support of the application. The statement sets out the application site's history and how previous comments and concerns from the Planning Authority regarding earlier designs have been taken into consideration. The submitted statement is a material consideration in support of the application.

B – REPRESENTATIONS

7.16 In total, seven letters were received objecting to the proposal. The objections raised the following valid material grounds:

- rooflights will overlook windows and garden ground to the north and south;
- due to changes in ground level between Holly Crescent and Broadford Terrace, the increase in the height of the extension will be significant;
- the sun path analysis shows a significant reduction in light to properties to the north during winter months and is not considered accurate for other times of the year;
- proposed finishing materials for the extension are not specific and will have an adverse visual impact on the area; and
- concerns regarding the large number of bedrooms being added together with a function room.

7.17 The grounds of objection are considered and assessed as follows:

7.18 **Objection** – rooflights will overlook windows and garden ground to the north and south.

7.19 **Response** – the impact of the proposed rooflights on neighbouring privacy has been discussed in the foregoing assessment under Policy 16 g of the National Planning Framework 4 and Policy 11 of the Local Development Plan. Due to the sloping nature of the glazing, the rooflights are not considered to pose significant privacy concerns.

- 7.20 **Objection** – due to changes in ground level between Holly Crescent and Broadford Terrace, the increase in the height of the extension will be significant.
- 7.21 **Response** – the change in the ground levels between the application site and Broadford Terrace has been considered. However, the additional impact caused by an increase in height by 1.7 metres is still considered minimal.
- 7.22 **Objection** – the sun path analysis shows a significant reduction in light to properties to the north during winter months and is not considered accurate for other times of the year.
- 7.23 **Response** – the impact of the proposed extension on neighbouring garden ground has been discussed in the foregoing assessment under Policy 16 g of the National Planning Framework 4 and Policy 11 of the Local Development Plan. It is recognised that gardens to the north are already impacted by the existing dwelling. It is not considered the additional 1.7 metres in height would significantly worsen the existing situation. The sun path analysis submitted is sufficient for the assessment of this planning application.
- 7.24 **Objection** – proposed finishing materials for the extension are not specific and will have an adverse visual impact on the area.
- 7.25 **Response** – the level of detail regarding the materials for this householder planning application is considered acceptable. The development relates to a rear elevation, of secondary importance. Nonetheless, taking into account that the site is not located within a Conservation Area, the proposed materials are considered to provide a suitable modern contrast to the traditional dwelling.
- 7.26 **Objection** – concerns regarding the large number of bedrooms being added together with a function room.
- 7.27 **Response** – from the information submitted it is apparent that the proposed extension remains subservient, ancillary and connected to the main dwelling.
- 7.28 The issues raised in the representations have been considered and addressed in the report and the grounds raised are not of sufficient weight to justify refusal of planning permission.
- 7.29 **It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.**

8 CONCLUSION

- 8.1 The application for a first floor extension is in accordance with the Development Plan. There are no material considerations of sufficient weight that would justify refusal of planning permission. Therefore it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

9.1 It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 **Condition** - the development hereby permitted shall be commenced within 3 years from the date of this permission.

Reason - to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.