

3 PLANNING APPEAL DECISION (AN72-2010)

THE KNOLL, 35 STRATHERN ROAD, BROUGHTY FERRY, DUNDEE - EXTENSION TO HOUSE

Reference is made to Article I(c) of the minute of meeting of this Committee of 16th November, 2009 wherein the above proposal was refused planning permission contrary to the Director's recommendation. The Council considered that the proposal was contrary to Policy 14 of the Dundee Local Plan due to the cumulative impact and scale of the proposal and its overbearing impact on neighbours and due to overlooking resulting in a loss of privacy and level of amenity afforded to neighbours.

The decision was appealed by the applicant under the provisions of Section 47 and Schedule 4 of the Town and Country Planning (Scotland) Act 1997.

The appeal was determined by written representations and the decision was received by the Council on 23rd April, 2010. Copies of the Reporter's decision letter have already been circulated to Members by e-mail.

The Reporter ALLOWED the appeal and granted planning permission.

In reaching her decision the Reporter noted that the proposed extension would not increase the footprint or height of the existing property and therefore concluded that the proposal would not constitute overdevelopment. She also considered that its design would not have an adverse impact on the appearance or character of the house.

She considered that there would not be unacceptable overlooking of neighbours taking into account the existing relationship between the houses, the fact that the extended bedrooms would not be in constant use and the fact that substantial separation distances would remain.

She concluded that the proposed development complied with Policy 14 of the Local Plan and that the extension would not lead to an increase in traffic associated with or noise emanating from the house.

Members should note that they have approved a similar application at 35 Strathern Road (but excluding the balcony) at the March 2010 Development Quality Committee. The applicant can now choose to implement either of these consents.