

KEY INFORMATION

Ward Baxter Park

Proposal

Extension to west elevation of dwelling house & replacement of garage flat roof with pitched roof

Address

10 Old Craigie Road
Dundee
DD4 7HT

Applicant

Mr P Romantschuk
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DD4 7HT

Agent

Registered 6 March 2002

Case Officer
Charlie Walker



Extensions to House at Old Craigie Road

Extension to west elevation of dwelling house & replacement of garage flat roof with pitched roof is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development fully complies with Local Plan policy and will not result in any significant impact on the amenities enjoyed by adjoining occupiers. The development is therefore recommended for APPROVAL with conditions

SUMMARY OF REPORT

- Planning permission is sought to erect a single storey extension to the rear of this house to provide a bedroom and to raise the wall head of the flat roofed garage to the side of the house and erect a hipped pitched roof over it in line with the roof on the house.
- A letter of objection was received from neighbouring residents to the north stating concerns only about the proposed roofing of the garage which they feel will completely overshadow their house and block all daylight and sunlight from their kitchen.
- In this case the proposed development is fully compliant with all aspects of Policies H1 and H4.
- It is not considered that there will be a significant impact on the neighbour's house. The only window affected in that house is a kitchen window and kitchens are not considered to be habitable rooms for the purpose of sunlight and daylight. In addition the proposed pitched roof is some 3.5 metres from the affected window and because it is a hipped roof the high point is almost 7 metres from the affected window. Finally the impact of the proposed roof is lessened by the fact that the application site lies below the objector's house. Taking all these factors into account there will be no impact on daylight to the objector's window and any loss of sunlight will not be significant.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a single storey extension to the rear of this house to provide a bedroom and to raise the wall head of the flat roofed garage to the side of the house and erect a hipped pitched roof over it in line with the roof on the house.

The rear extension measures some 35 sq. metres and provides a bedroom with en suite bathroom. The alterations to provide a pitched roof on the garage do not provide extra accommodation. Both extensions will be finished with harled walls and slated roofs to match the existing house.

SITE DESCRIPTION

The application site is located on the west side of Old Craigie Road and it is a detached bungalow with wet dash finish and slate roof with a low pitch. There is an attached single garage with flat roof on the north elevation which extends to the boundary line, flat roof extension on the back elevation and timber shed and summer house on the back elevation. Staggered height boundary walls run along the south and north elevations and there is a timber fence further towards the back. Vehicular access is to the north and pedestrian access to the south end of the site. There is a 2 storey house to the south and detached bungalow to the north of a similar style to the application dwelling. The house to the north has a kitchen window facing south into the application site. To the west along Clarence Road are houses of a similar style.

POLICY BACKGROUND

Dundee Local Plan 1998

H1: Developments will be permitted within existing residential areas where they do not adversely affect the environmental quality enjoyed by local residents.

H4: Alterations and extensions will normally be approved provided the appearance of the house and surrounding area is not adversely affected. Approval is unlikely to be granted where the proposals significantly affect the degree of

sunlight and daylight enjoyed by the occupants of adjoining property.

LOCAL AGENDA 21

The key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe, clean, pleasant environments and places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

In 1992 an application for a rear extension and a garage to the north of the house was approved and this development has been completed - application ref. no D17738 refers.

In August 2001 an application for substantial dormer extensions to the roof of this house was withdrawn by the applicant - application ref. no 01/30073/FUL refers.

In December an application for the reroofing of this house with dormer extensions was refused - application



ref. no 01/30253 refers.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident to the north (copy available for inspection in the Members Lounge). This letter states concerns only about the proposed roofing of the garage which the objectors feel will completely overshadow their house and block all daylight and sunlight from their kitchen. These points are considered in the Observations section of this Report.

CONSULTATIONS

The relevant Council Departments and other bodies were consulted and no adverse comments were received.

OBSERVATIONS

The determining issue for the Committee in this instance are whether the proposal is in accordance with the Policies H1 and H4 of the Dundee Local Plan 1998 with particular regard to the impact on the amenities of the adjoining occupiers to the north of the site.

Policy H1 of the Local Plan states that developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents. Policy H4 continues to state that approval is unlikely to be granted where the proposals significantly affect the degree of sunlight and daylight enjoyed by the occupants of adjoining property.

In this case the proposed development is fully compliant with all aspects of Policies H1 and H4. However the occupants of the house to the north consider that their sunlight and daylight will be significantly affected by the erection of a pitched roof on the flat roofed garage.

However it is not considered that there will be a significant impact on the neighbours house. The only window affected in that house is a kitchen window and kitchens are not considered to be a habitable rooms for the purpose of sunlight and daylight. In addition the proposed pitched roof is some 3.5 metres from the affected

window and because it is a hipped roof the high point is almost 7 metres from the affected window. Finally the impact of the proposed roof is lessened by the fact that the application site lies below the objectors house. Taking all these factors into account there will be no impact on daylight to the objector's window and any loss of sunlight will not be significant.

DESIGN

The design and form of the proposed extensions to this house are entirely in keeping with the character and appearance of the house and will enhance the visual amenity of the area. Indeed the proposed development is as a result of concerns expressed by the Planning Authority about poorly designed roof extensions previously proposed by the applicant.

CONCLUSION

The proposed development fully complies with Local Plan policy and will not result in any significant impact on the amenities enjoyed by adjoining occupiers.

RECOMMENDATION

It is recommended that planning permission 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 the proposed roof over the garage shall be finished in natural slate to match that on the house and a sample of this slate shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reason

- 1 to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area