

KEY INFORMATION

Ward Riverside

Proposal

Proposed roofspace conversion to form two bedrooms and bathroom

Address

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Dundee
DD1 1SR

Applicant

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Agent

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Registered 6 March 2002

Case Officer D Gordon



Proposed Attic Conversion at Jedburgh Road

The proposed roofspace conversion to form two bedrooms and bathroom is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development complies with the relevant Local Plan policies relating to extensions to dwellinghouses. It is considered that the proposal 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 for a new roof with dormer windows on a single storey house to provide new bedroom and bathroom accommodation.
- A letter of objection to the proposal was received from neighbouring residents to the east stating concerns about the adverse effect the development will have on the environmental quality of the local area and the impact the new extension will have on their sunlight, daylight and privacy.
- The proposals are considered to comply with the requirements of Policies H1 and H4 of the Dundee Local Plan 1998.
- It is not considered that the proposals will have a significant impact on the adjacent properties. While the nearest windows to the proposed extension will be located approximately 3 metres distant, two of the rooms served by these windows ie kitchen and bathroom, are not considered to be habitable rooms for the purposes of daylight/sunlight calculation. The third room ie lounge/dining room, has an alternative means of lighting in the form of a north facing bay window.
- The design of the proposed extension is considered acceptable and will not detract from the environmental quality of the local area.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the provision of a first floor extension on a single storey dwellinghouse. The new accommodation created will be two bedrooms and a bathroom.

On the north elevation, two small dormer windows are proposed. On the south elevation, three velux windows are to be provided. The roof is to be finished in second hand slate with the new gables on the east and west elevations being wet dash harl to match the existing walls.

The proposal will increase the height of the existing roof by approximately 1.4 metres.

SITE DESCRIPTION

The site is located on the south side of Jedburgh Road approximately 25 metres to the west of its junction with Kelso Place. The surrounding area is predominantly residential in character with a number of the houses being similar in design to the building the subject of this application. To the north is Victoria Park.

The existing dwelling is single storey in height, is of a hipped roof design and is finished in wet dash walls and a slate roof. There is a small-elevated garden to the front of the building and a larger and enclosed garden area to the rear.

The residential properties to the east and west are single storey in height.

POLICY BACKGROUND

There are no National or Structure Plan policies of relevance to the determination of this application.

Dundee Local Plan 1998

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

Policy H4 - Alterations and extensions will be normally be approved provided the appearance of the house and the surrounding area is not adversely affected. Approval is unlikely to be granted where 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

There is no planning history relevant to this current application.



PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out by the applicants and 1 letter of objection was received from a neighbouring resident to the east (a copy is available for inspection in the Members' lounges). This letter raises concerns relating to:

- 1 The impact the development will have on the daylight and sunlight currently enjoyed by the adjacent property.
- 2 The proposed alterations are out of scale and incompatible with the existing character of the surrounding area.
- 3 The proposals will impact on the privacy of adjacent properties.

These points are considered in the Observations section of this report.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted and no adverse comments have been received.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposals are in accordance with Policies H1 and H4 of the Dundee Local Plan 1998 with particular regard to the impact of the new extension on the amenities of the adjoining occupiers to the east and west 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 considered to be compliant with the requirements of Policies H1 and H4. While the general characteristics of the dwelling houses in the immediate area vary in height and massing, the design feature that is common to the majority is the hipped roof detail. The proposal intends to amend this detail by building up

the gables on the east and west elevations, raising the ridge line by approximately 1.4 metres and providing dormers and velux windows in the north and south elevations. This results in a house design that differs in style from its neighbours but individually is quite traditional in proportion, scale and appearance. It is considered that the proposed design does not significantly detract from the existing character of the local area.

With regard to the impact the development will have on the amenities of the adjacent properties, it is considered that there will be no impact on the residential properties located to the west and south. However, the occupants of the house to the east consider that their sunlight and daylight will be significantly affected by the erection of a new pitched roof. The development details the erection of a new gable wall approximately 3 metres from the west elevation of the objectors dwelling. The ridge height of this gable will be 14.5 metres, an increase of approximately 1.4 metres over the existing ridge height. The adjacent

property has 3 windows facing west over the application site, a kitchen, bathroom and lounge/dining room. Two of these rooms ie the kitchen and bathroom are not considered to be habitable rooms for the purposes of sunlight and daylight. The small west facing lounge/dining room window will be affected however, the main window of the room is a north facing bay window which will be largely unaffected by the proposals. On the south side of the objectors property there is a conservatory and it is unlikely that the new development will significantly impact on this structure due to its position within the adjacent site.

With regard to the objection submitted relating to a reduction in privacy of the adjacent properties, there are no windows proposed for the east or west elevations of the proposed extension. On the north elevation, there are 2 no. dormer windows proposed. This elevation overlooks Victoria Park. On the south elevations, the applicants propose to locate 3 no. velux windows which will serve the proposed new bedrooms and bathroom. In light of the above, it is considered that the development will not significantly impact on the privacy of the adjacent properties.

Design

While the design and form of the proposed extension does not match the hipped roofed appearance of the majority of the existing houses in the surrounding area, the design put forward for consideration is not unacceptable in this area. The house will have a traditional pitched roof appearance with small dormer windows on the front elevation that fit comfortably into the new scale of the roof. The details put forward for consideration are acceptable and will not adversely affect or detract from the appearance of the local area.

CONCLUSION

The proposed development complies with the relevant Local Plan policies 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.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.