

**KEY INFORMATION**

Ward Barnhill

**Proposal**

Erect new rear dormer, extend existing front dormer and erect double garage at north end of site.

**Address**

51 Reres Road  
Broughty Ferry  
Dundee  
DD5 2QD

**Applicant**

Mr R McClennan  
51 Reres Road  
Broughty Ferry  
Dundee DD5 2QD

Agent

**Registered**

29 March 2002

Case Officer Julie Finlay



## Dormer Extension and Garage Proposed at Reres Road

Erect new rear dormer, extend existing front dormer and erect double garage at north end of site is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with the policies of the Dundee Local Plan 1998 and will not result in an adverse impact on the amenities enjoyed by the adjoining occupiers. It is considered an acceptable design within Reres Conservation Area. The development is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a dormer on the rear elevation, extension of an existing front dormer and erection of a double garage in the back garden.
- Planning permission is sought for the erection of a dormer on the rear elevation, extension of an existing front dormer and erection of a double garage in the back garden.
- One letter of objection was received from an adjacent neighbour to the east stating concerns about the future use of the proposed double garage and the adverse impact on their residential amenity due to overlooking and loss of privacy.
- It is considered that the proposals are acceptable in terms of Local Plan policies and should not have an adverse impact on the residential amenity enjoyed by neighbouring residents.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension to the front dormer, erection of a rear dormer and double garage at the far end of the back garden. The garage will be located over 30m from the dwelling and have a floor area of 40 sqm. The front dormer will be extended in length by approximately 0.6m and the new rear dormer will be 4.6m wide and 1.8m in depth. Both dormers will be finished in a render to match the existing house and slate-type tiles.

## SITE DESCRIPTION

Planning permission is sought for an extension to the front dormer, erection of a rear dormer and double garage at the far end of the back garden. The garage will be located over 30m from the dwelling and have a floor area of 40 sqm. The front dormer will be extended in length by approximately 0.6m and the new rear dormer will be 4.6m wide and 1.8m in depth. Both dormers will be finished in a render to match the existing house and slate-type tiles.

The site falls within the Reres Conservation Area.

## POLICY BACKGROUND

### Dundee Local Plan 1998

Policy BE4 of the adopted Local Plan sets out standards for garden ground development.

Policy BE11 requires development within conservation areas to complement and enhance the character of the surrounding area.

Policy H4 requires that alterations and extensions to houses do not adversely affect the appearance of the house and surrounding area and do not adversely affect the residential amenity enjoyed by neighbouring residents.

## 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

An outline application for the development of one house within the garden ground of 51 Reres Road was refused on 29th October 2001.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the development was advertised as affecting the setting of the Conservation Area. One letter of objection was received from the occupier of a neighbouring property stating concerns about overlooking, noise and the future use of the garage for business or as a separate dwelling. The letter is available for inspection in the Members' Lounge and the issues raised are considered in the Observations section of this Report.

## CONSULTATIONS

No adverse comments were received from the statutory consultees.



## OBSERVATIONS

The determining issues for the Committee in this instance are:

- 1 Whether the proposed development complies with Policy BE4 of the Local Plan;
- 2 Whether the proposed development would adversely affect the setting of the Reres Conservation Area; and
- 3 Whether the proposed development would adversely affect the residential amenities enjoyed by adjoining occupiers protected by Policy H4 of the Local Plan.

Policy BE4 specifies criteria to be met when development is proposed within garden ground areas. This includes the requirement for a high quality design and materials appropriate to its surroundings. The proposed finishes for the garage will match the existing dwelling which are considered

acceptable. Another requirement is that any new development does not amount to more than 40% of the original house and garden. The garage will be located over 30m from the dwelling and have a floor area of 40 sqm. Therefore the proposed garage is in accordance with this part of the policy. All other criteria in the policy are satisfied.

The application site is located within Reres Conservation Area and Policy BE11 states that all development proposals will be expected to complement and enhance the character of the surrounding area. The existing dwelling is not of outstanding quality and design and has a wet render and slate roof. Both the dormer, extension and garage will blend in with the existing dwelling in terms of design, colour and materials and this is considered acceptable in terms of Policy BE11.

Policy H4 of the Plan seeks to protect the amenities enjoyed by adjoining residents. The agent amended the

plans to omit the windows on the upper level of the garage and omit the loft as usable space. The objection from the adjoining neighbour regarding overlooking from the upper windows of the garage has now been addressed with this amendment. The objector also

raises concerns about the future use of the garage for business or as a separate dwelling and associated increased noise levels. The applicant has confirmed that the garage will be used solely for domestic purposes. Due to the scale of the garage, it is considered necessary to attach conditions to ensure the garage is only used for domestic purposes.

## DESIGN

The proposed extension to the front dormer is acceptable in terms of the existing design and the materials will blend in with the existing dwelling. Both the front and rear dormers do not break the ridge of the roof and are an acceptable scale for the conservation area. The proposed garage will match the existing dwelling in terms of materials and design.

## CONCLUSION

The proposed development fully complies with the policies in the Local

Plan and will not result in an adverse impact on the residential amenity enjoyed by adjoining residents. Therefore the application is recommended for APPROVAL subject to conditions.

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## **RECOMMENDATION**

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

- 1 The garage shall be used only for domestic purposes incidental to the use of the application property as a dwelling house and at no time shall be used separately for business purposes or as a separate dwelling unit.

## **Reason**

- 1 To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties.