

KEY INFORMATION

Ward Longhaugh

Proposal

Erection of double garage and store

Address

Middleton Farm
Duntrune Road
Dundee
DD4 0PQ

Applicant

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Agent

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Registered 10 April 2002

Case Officer Julie Finlay



Proposed Double Garage at Middleton Farm

Erection of double garage and store 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 an adverse impact on the amenities enjoyed by adjoining neighbours. Therefore the application is recommended for APPROVAL

SUMMARY OF REPORT

- Planning permission is sought for the erection of a double garage on the site of a new bungalow to the west of Middleton Farm, Duntrune Road, Dundee.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the application, which seeks to protect residential amenity from the adverse impact of alterations and extensions to houses.
- One letter of objection was received from a neighbouring resident stating concerns about the appearance of the garage and the impact on residential amenity.
- It is considered that the proposal is in accordance with Policy H4 of the Local Plan and will not have an adverse impact on the amenities enjoyed by the adjoining neighbours to the east.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a double garage on the site of a new detached bungalow with roughcast finish, slate roof and floor area of approximately 42 sqm. The garage will be harled to match the existing house with a slate roof to match and a loft in the roofspace.

SITE DESCRIPTION

The application site is located on the south side of Duntrune Road. Middleton Farm with its associated traditional farmhouse and outbuildings is located to the east of the site. The farmhouse is 2 storey with dry dash, brick render and slate roof. The application site has a detached bungalow which is being built at present with roughcast walls and slate roof. The site overlooks Fintry to the south and there are trees and a fence along the east boundary. A disused access to the farmhouse is located to the east. There is a second access to the west end of the site, which has now been widened and provides access to the site. A large electricity pylon is situated to the west.

POLICY BACKGROUND

Dundee Local Plan 1998

RD2: Building Group - over the Local Plan period permission will be granted for infill development enlarging the building group by one in groupings of up to 7 buildings or by two in the case of larger groups if the specified criteria are met.

RD15: General Development Criteria Applying to all Developments in the Open Countryside - this policy specifies criteria to be met by new housing in the countryside which includes where it does not constitute ribbon development and has suitable safe road access.

H4: Alterations to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected.

LOCAL AGENDA 21

The key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe,

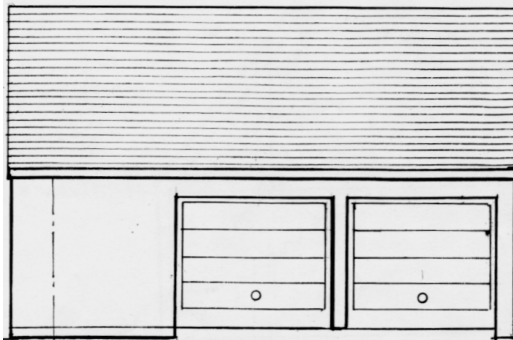
clean, pleasant environments and places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

Planning permission was granted for a cottage-style house on the site on 8th July 2000. Permission was granted on 21st November 2001 for a different house type.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from the neighbouring residents in the farmhouse to the east. The main points of objection relevant to planning are the potential adverse impact on the residential amenity and appearance of the development. A copy of the letter is available for



inspection in the Members' Lounges.

CONSULTATIONS

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

OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposal is in accordance with the policies in the Dundee Local Plan 1998 with particular regard to the amenity enjoyed by neighbours to the west of the site and if not, whether there are material considerations that would justify approval of the application.

The proposal is for the erection of a double garage with loft in the roofspace, roughcast render and slate roof to match a newly built bungalow to the south of the site for the garage. The floor area of the garage will be approximately 42sqm.

Policy RD2 of the Local Plan sets out criteria to be met when developing a house in the rural area. The proposal is for a double garage which is ancillary to an existing dwelling and is not considered to be an addition to the building group. Policy RD15 refers to general development criteria applying to all developments in the open countryside. The proposal complies with all criteria as it does not constitute ribbon development and has suitable safe road access.

Policy H4 of the Local Plan states that approval is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight or privacy enjoyed by the occupants of adjoining property. It is considered that the garage will not have an adverse impact on residential amenity as it will be located over 20m from the neighbouring farmhouse and any windows will be facing north and south. The garage will be finished in materials to match the existing dwelling which are acceptable at this rural location.

Objections were raised from the neighbouring residents to the east. The majority of the objection was on the grounds of legal issues regarding title deeds, which is not relevant to planning. Objections were also raised to the appearance of the garage and the adverse impact on residential amenity. As discussed above, the garage will match the existing dwelling and is an acceptable design at this rural location. The garage will be situated far enough away from the existing farmhouse to the east to have no impact on their residential amenity. For these reasons the objections cannot be supported in these circumstances.

DESIGN

The garage is designed to blend in with the existing house in relation to the roof design, proposed materials and finishes. It is considered acceptable at this rural location.

CONCLUSION

The proposed development fully complies with the policies in the Dundee Local Plan 1998 and will not result in an adverse impact on the residential amenity enjoyed by neighbouring residents.

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 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.
- 3 No development shall take place until the approved scheme of landscaping submitted on 8th March 2001 has been implemented on site.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 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.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area