

KEY INFORMATION

Ward Balgay

Proposal

Proposed extension and alterations to south elevation of house

Address

8 Deanbank Street
Dundee
DD2 2EA

Applicant

Mr and Mrs P Johnstone
8 Deanbank Street
Dundee
DD2 2EA

Agent

Registered 10 June 2002

Case Officer D Gordon



Extension Proposed to House in Deanbank Street

The proposed extension and alterations to the south elevation of the house is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development is acceptable in design terms and will not adversely affect the environmental quality enjoyed by the surrounding occupiers. The proposal is therefore recommended for **APPROVAL subject to the conditions recommended in the report**.

SUMMARY OF REPORT

- Planning permission is sought for an extension on the south side of a semi detached, 1.5 storey dwellinghouse.
- The extension is in keeping with the existing dwelling in terms of scale and finishing materials.
- A letter of objection has been received from a local resident. The main issues of concern raised by the objector relate to an over-development of the site and the visual impact the proposal will have in the local area.
- Policy H1 and H4 of the Dundee Local Plan 1998 is of relevance to the current application.
- It is considered that the proposed extension will not have an adverse affect on the environmental quality of the surrounding area.
- The application is recommended for **APPROVAL subject to conditions**.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension on the south side of a semi-detached dwellinghouse. The extension will provide dormer windows on the east and west elevations. At ground floor level there will be a garage and utility room and 2 bedrooms at first floor level. The proposed finishing materials will match those of the existing building.

SITE DESCRIPTION

The site is located on the west side of Deanbank Street approximately 90 metres to the north of its junction with Dalrymple Terrace. The site slopes slightly in a north to south direction. Vehicular access into the site is taken directly from Deanbank Street to the east.

The property is a 1.5 storey, semi detached dwellinghouse with dormer windows to the front and rear of the building. A conservatory has been constructed on the west elevation (rear). The finishing materials are red facing brick and beige dry dash render (walls) and light red concrete roof tiles.

The surrounding area is predominantly residential in character with evidence of numerous house extensions.

POLICY BACKGROUND

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

Dundee Local Plan 1998

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues noise or smell and where they are in accordance with policies and proposals found elsewhere in the Plan.

Policy H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. Approval is, however, unlikely to be granted where the siting and scale of the extension significantly

affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property: where the materials and style and form are alien to the existing building, and where more than 50% of the original garden ground would be lost and off street parking provision reduced.

LOCAL AGENDA 21

There are no implications with regard to Local Agenda 21.

SITE HISTORY

D21789 - Erection of dormer windows on the east and west elevations - Approved March 1996.

PUBLIC PARTICIPATION

The applicants have carried out the statutory neighbour notification procedure. A local resident has submitted an objection to the proposals. The main issues raised by the objector relate to the perceived over-development of the site and the impact the proposal will have on the visual amenities of the surrounding area.



A copy of the objection is available for inspection in the Members' Lounges. Comments on this objection can be found in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals and no adverse comments have been received.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposal is in accordance with Policies H1 (Existing Residential Areas) and H4 (Protection of Amenity) of the Dundee Local Plan 1998, with particular reference to the impact of the proposal on the residential amenity of the neighbouring property.

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

The proposal involves the erection of an extension with dormer windows on the south elevation of a 1.5 storey, semi detached dwelling. The accommodation to be provided is a garage and utility room on the ground floor with 2 no bedrooms above. The design details and finishing materials of the proposed extension match those of the existing dwelling.

The application site slopes slightly in a north to south direction. This results in the property sitting at a slightly higher level (approx. 1metre) than the dwelling to the south. The erection of the extension would accentuate this difference in level due to the different styles of the houses although, it is considered, not to a degree that would render the proposal unacceptable in design or visual amenity terms.

The house to the south accommodates 2 windows on its north elevation which overlook the application site. The proposed extension will have a blank wall facing these windows (a bathroom and bedroom) and will be located approx. 2.5 metres distant. The applicants have been advised of the possible impact their proposals may have on these north facing windows and their agent has advised that the daylight into the rooms should not be significantly prejudiced due to the distance of the extension from the windows and that the use of light coloured render on the walls should reflect light towards the neighbouring windows. The applicants have also stated that the

occupiers of the dwelling in question have viewed the application proposals and have not objected to the development.

With regard to the above mentioned objection, which has been submitted by a local resident located some 35 metres from the proposed extension, the main issues raised are the over-development of the site and the impact the proposals will have on the visual amenities of the local area. It is considered that the matters relating to the proposed design, appearance and impact of the application have been discharged above. With regard to the over-development of the site, the area of the proposed extension takes up only a small percentage of the total amount of garden ground available within the curtilage of the building. The area of the proposed extension is currently used as a paved parking area at the side of the house and its loss to an extension can not be seen as being prejudicial to the garden ground provision of the dwelling.

Design

The design and form of the proposed extension is in keeping with the character and appearance of the original house and the surrounding buildings in this residential area. The development is in line with the aspirations of the documents 'Designing Places - A Policy Statement for Scotland and 'Dundee - The Urban Design Guide'.

CONCLUSION

It is considered that the proposal complies with the requirements of the Dundee Local Plan in that there is unlikely to be any significant adverse impact on the environmental quality enjoyed by local residents. There are no material considerations that would justify setting aside the relevant local plan policies in this instance.

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.