

KEY INFORMATION

Ward Broughty Ferry

Proposal

Extension to north elevation and alterations to dwelling house

Address

Osborne Terrace
31 Camperdown Street
Broughty Ferry
Dundee DD5 3AA

Applicant

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Agent

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Registered 3 July 2002

Case Officer G Reid



Proposed Rear Extension to House in Camperdown Street

An Extension to the north elevation and alterations to a dwelling house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed extension is acceptable in terms of the policies of the development plan.

The application is recommended for approval subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension on the rear (north) elevation of 31 Camperdown Road, Broughty Ferry.
- The proposed development raises issues for consideration in terms of the Housing and Built Environment Policies of the Dundee Local Plan 1998.
- Two letters of objection were received to the proposed extension. One from the occupier and the other from the owner of the property to the east. The main concerns related to the overshadowing of an adjacent kitchen window and the detrimental impact on the setting of the adjacent listed building and the surrounding conservation area.
- It is considered that the proposed extension is in accordance with the Housing and Built Environment Policies of the Dundee Local Plan 1998. In addition, it is considered that the concerns raised by objectors are not sufficient to warrant refusal of the application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension on the rear (North) elevation of 31 Camperdown Street, Broughty Ferry, Dundee.

The extension is to be finished in a dry dash render to the walls and natural slate to the roof.

SITE DESCRIPTION

The application site is located on the north side of Camperdown Street and is to the east of the junction with Harley Street. The application property is an end terrace house in a group of four. The house is two storeys in height with garden ground to the front and rear. There is an existing single storey extension to the back of the house. All the surrounding properties are residential.

The property is located within the Grove Conservation Area and the property immediately to the east is a category B listed building.

POLICY BACKGROUND

There are no national or structure plan policies of relevance to the consideration of this application.

Dundee Local Plan 1998:

Housing Policies H1 and H4 are relevant to the consideration of the application. These policies seek to ensure that proposals for development do not adversely affect the visual appearance of a property or the surrounding area or adversely affect the amenity of surrounding neighbours.

Built Environment Policy BE11 is also relevant and seeks to ensure that development proposals complement and enhance the character of the surrounding area.

LOCAL AGENDA 21

Key theme 15 is relevant to this application and seeks to ensure that diversity and local distinctiveness are valued and protected. Given the design and location of the proposed extension it is considered that this Key Theme is met.

SITE HISTORY

There is no site history of relevance to the consideration of the proposed development.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. Two letters raising objection to the proposed development were received. The letters were from the occupier and the owner of the manse at 33 Camperdown Street. The main grounds of objection



were that the proposed extension would:

- 1 severely reduce the light entering the kitchen area and thus reduce the amenity of the property.
- 2 detract from the setting of the adjacent listed building and the surrounding conservation area.

Copies of the letters of objection are available in the Members' Lounges and the issues raised are addressed in the "Observations" section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

OBSERVATIONS

The determining issue for the Committee in this instance is whether:

- 1 the proposed development is in accordance with Housing and Built Environment Policies of the Dundee Local Plan 1998.

The two main issues are those raised in the letters of objection. These are whether the proposed extension would:

- 1 severely reduce the light entering the kitchen area and thus reduce the amenity of the property.
- 2 detract from the setting of the adjacent listed building and the surrounding conservation area.

The proposed extension is to be built against the eastern boundary of the property and will be in line with the end gable wall of the house. The window that is referred to by the objectors is located in the western gable of 33 Camperdown Street. The proposed extension will extend to be in-line with this window. There will, therefore, be some adverse affect on the objector's window in terms of overshadowing. The determining issue is whether the level of overshadowing is such that it would warrant refusal of the application.

The window affected is large in size and is of a sliding sash and case style. There is also another window serving the kitchen on the north elevation of the building. The house at 33 Camperdown Street is built at a higher level than the application property. The window therefore is located at a higher level than the windows of the application property. At present the objector's window directly overlooks the applicant's garden and rear windows. The window in the objector's property already experiences a degree of overshadowing from the application property. Given the relative location of the objector's window in relation to the proposed extension it is considered that the additional degree of overshadowing that would occur would not be significant. As a result the impact would not be sufficient to warrant refusal of the application.

The design of the extension incorporates a mono-pitched roof similar to the existing extension and finished in natural slate. The extension also includes a hipped roof section also finished in natural slate. It is considered that the design of the proposed extension would be in keeping with house. As it is to the rear of the property it would not be visible from any public road in the surrounding area. As such it is considered that it would have no detrimental impact on the visual appearance of the surrounding

conservation area. In addition, given the design, location and scale of the proposed extension it is considered that it would not affect the setting of the adjacent listed building.

The proposed extension is therefore considered to be in accordance with the Housing and Built Environment Policies of the Dundee Local Plan 1998. In addition, it is considered that the objections raised by the neighbours and owners of 33 Camperdown Street are not sufficient to warrant refusal of the application in this instance.

Design

The proposed extension builds on a small single storey section to the rear of the house. It maintains the height of the mono-pitched roof and is finished in natural slate to match. It also extends out from the house by the same distance and therefore maintains the overall building line to the rear. The extension therefore complements the existing house and is considered to be of an acceptable design.

CONCLUSION

The proposed extension is considered to be of an appropriate design and scale for the property and surrounding area and would not lead to any significant detrimental affect on the amenity of surrounding residents. The proposed extension is considered to be acceptable in terms of the Housing and Built Environment Policies of the Dundee Local Plan 1998.

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 Samples of all finishing materials shall be submitted to the Council before the commencement of development and if approved the development shall be carried out only using the approved samples.

Reasons

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

- 2 to ensure that the visual appearance of the proposed extension is to a satisfactory standard.