

KEY INFORMATION

Ward West Ferry

Proposal
Erection of Garage plus New Wall

Address
86 Strachan Avenue
Broughty Ferry
Dundee DD5 1RF

Applicant
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Agent

Registered 27 Sept 2002

Case Officer C Walker



Erection of Garage and Wall Proposed at Strachan Avenue

The Erection of garage plus new wall is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is modest in scale, of appropriate design and will not have a significant impact on the amenities enjoyed by adjoining occupiers. It complies with Policy H4 of the adopted Dundee Local Plan 1998 and is recommended for **APPROVAL** with conditions

SUMMARY OF REPORT

- Planning permission is sought to erect a detached garage of 33.75 square metres and link wall within the garden of this semi-detached villa. It is proposed to site the garage parallel to and 0.5 metres from the eastern site boundary.
- Policy H4 of the adopted Dundee Local Plan 1998 sets out guidelines for alterations and extensions to houses.
- A letter of objection was received from the occupiers of a house to the east of the site who claim that the garage will overshadow and cause severe loss of light to their lounge window and patio area and that the development will have a detrimental affect on drainage in the area

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a detached garage and link wall within the garden of this house. The proposed garage is a flat roofed structure of 4.5 by 7.5 metres and is 3 metres high. It is proposed to finish the walls in roughcast to match the house. The link wall connects the garage to the house and is 2 metres high and 9 metres long. It is proposed to site the garage parallel to and 0.5 metres from the eastern site boundary.

SITE DESCRIPTION

The site comprises a semi-detached villa set in a large corner plot. The garden has an open aspect with a vehicular access at the south eastern corner. The eastern boundary is formed by a low block wall affording open views to the pair of semi detached bungalows to the east of the site. Some screening is provided along this boundary by a timber garden shed and a conifer hedge at its northern end.

The pair of semi detached bungalows to the east of the site have been considerably extended to the rear. The western elevation of these extensions has a considerable amount of glazing and is just over 8 metres from the boundary of the application site.

POLICY BACKGROUND

Policy H4 of the adopted Dundee Local Plan 1998 sets out guidelines for alterations and extensions to houses. It states that proposals will normally be approved provided the appearance of the house and surrounding area is not adversely affected. It also states that approval is 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, 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

The Council's Agenda 21 Policies are not directly relevant to the consideration of this application.

SITE HISTORY

There is no history of planning applications pertaining to this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from the occupiers of a house to the east of the site (copy



available for inspection in the Members Lounges). The objector was originally concerned that the plans were inaccurate, that the garage would sit directly on the boundary and that the finish would be blockwork. However the plans were since amended to clarify discrepancies and to set the garage 0.5 metres back from the boundary. In addition it is clear that the walls of the garage will be harled to match the house. The objectors outstanding concerns are that the garage will overshadow and cause severe loss of light to his lounge window and patio area and that the development will have a detrimental affect on drainage in the area. These concerns are considered in the Observations section of this Report.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

OBSERVATIONS

The determining issue for the Committee is whether the design, scale and siting of the proposed extension are satisfactory taking into account the guidelines set out in Policy H4 of the Plan and the comments of the objectors.

The proposed garage is reasonably modest in scale. It would normally be permitted development were it not for the fact that it sits between the house and the road to the south. In terms of Policy H4 it complies with the various requirements. The design, form and finish of the proposed garage are all satisfactory and in keeping with the character of the existing houses. There is no issue with overlooking. The garage occupies a very small proportion of the garden area and has no impact on off street parking.

Policy H4 contains a presumption against development that significantly affects the degree of sunlight and daylight enjoyed by the occupants of adjoining property and in this case the occupier of an adjoining property considers that he will suffer overshadowing and severe loss of light to his lounge window and patio area.

The proposed garage is not a large structure. It is only 3 metres high and will be over 8 metres from the extension constructed to the rear of the objector's house. It is not considered that the siting or size of the proposed garage is unacceptable. The proposed development will have no impact on daylight to the objector's house and any overshadowing will not be so excessive as to justify a refusal of permission. Policy H4 accepts that a certain amount of overshadowing is acceptable and it is only when such overshadowing "significantly affects" the degree of sunlight enjoyed by the occupants of adjoining property that an application should be refused. In this case, because of the height of the proposed garage and the distance from the objectors house, it is considered that the impact on sunlight will not be significant.

The objector is also concerned about drainage matters and states that there are a number of low invert drains in the proposed area of construction.

This matter has been drawn to the attention of Scottish Water. In addition a Guidance Note can be attached to any consent to ensure that Scottish Water are informed about the proposed development.

Design

The design of the proposed garage and link wall, which will be harled to match the house, is entirely appropriate for this residential location.

CONCLUSION

The proposed development is modest in scale, of appropriate design and will not have a significant impact on the amenities enjoyed by adjoining occupiers. It complies with Policy H4 of the adopted 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 the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples

Reasons

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