

KEY INFORMATION

Ward Longhaugh

Proposal

Extension to house to form sunlounge

Address

Middleton Farm
Dundee
DD4 0PQ

Applicant

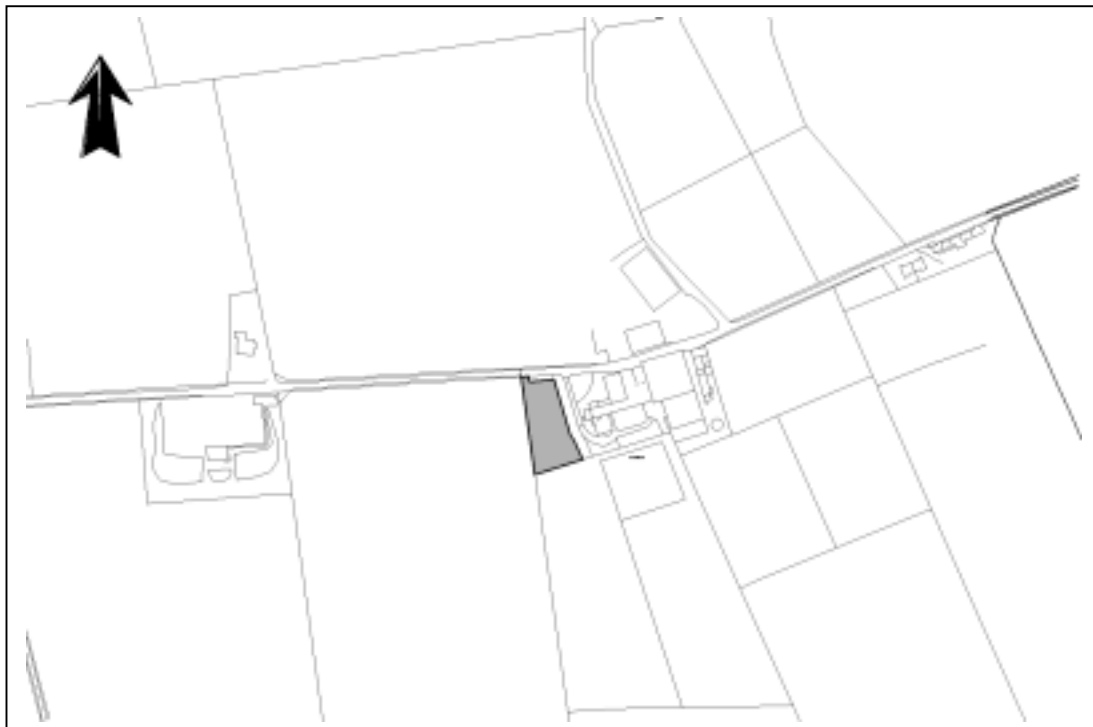
Mr Mark Harris
West March House
66 Harestane Road
Dundee
DD3 0LH

Agent

James Paul Associates
4 Brook Street
Broughty Ferry
Dundee
DD5 1DP

Registered 9 Sep 2002

Case Officer Julie Finlay



Sunlounge Extension Proposed for Bungalow

The extension to a house to form sunlounge 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 sunlounge on the south elevation 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 sunlounge 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 sunlounge on the south elevation of a new detached bungalow with roughcast finish, basecourse, slate roof and stained timber windows all to match the existing house. The approximate floor area of the sunlounge is 23sqm and it will be 5m in height.

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 single storey bungalow which has only recently been built and is not yet occupied and a detached garage to the north of the dwelling. 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

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.

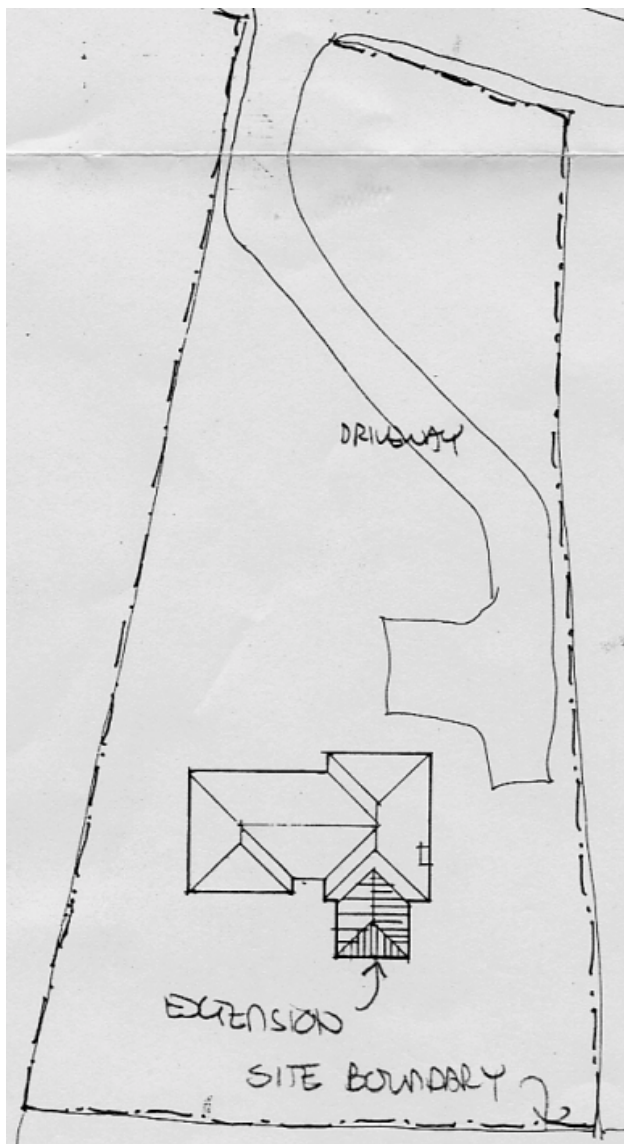
SITE HISTORY

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. Permission was granted on 27th May 2002 for a garage to the north of the house.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring



resident 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 sunlounge on the south elevation with a roughcast render, basecourse, slate roof and stained timber windows all to match the recently built bungalow. The floor area of the sunlounge will be approximately 23sqm and it will be 5m in height.

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 sunlounge will not have an adverse impact on residential amenity as it will be located over 31m from the neighbouring farmhouse and there are trees along the east boundary to prevent overlooking. The sunlounge 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 on the appearance of the sunlounge and the adverse impact on residential amenity. As discussed above, the sunlounge will match the existing dwelling and is an acceptable design at this rural location. It 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 sunlounge is designed to blend in with the existing house in relation to the 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 condition:

- 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