

KEY INFORMATION

Ward Craigiebank

Proposal

Extension on two floors to the south elevation.

Address

61 East Haddon Road
Dundee
DD4 7JZ

Applicant

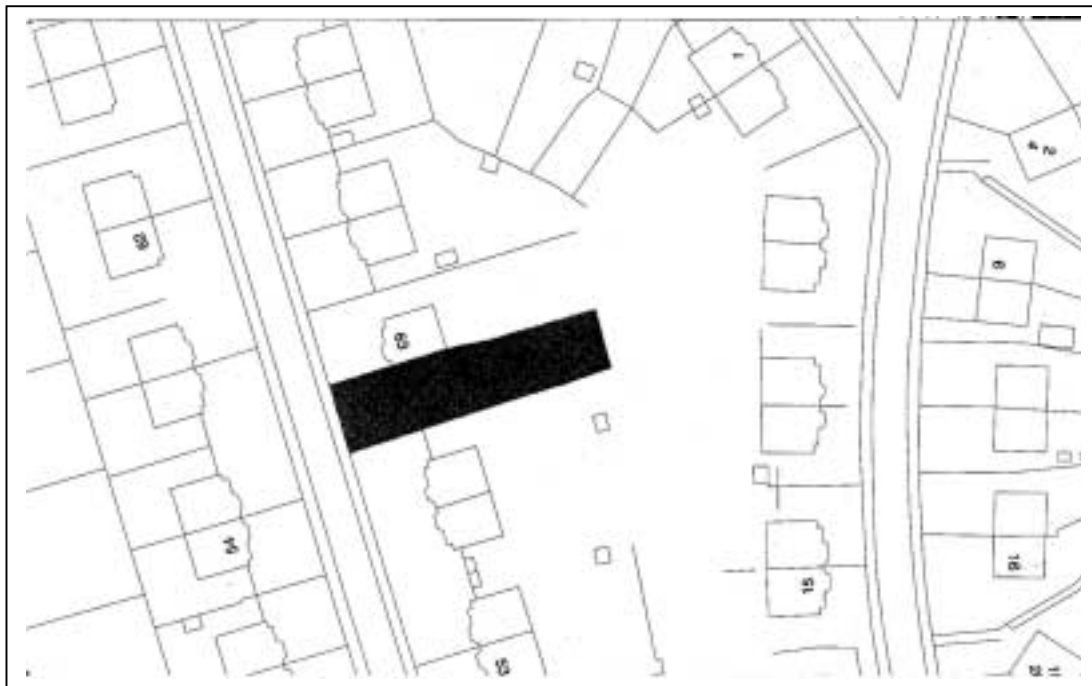
Mr & Mrs Charles McAlpine
61 East Haddon Road
Dundee DD4 7JZ

Agent

George McGilvray
4 Balgavies Avenue
Dundee
DD4 7NR

Registered 17 Feb 2003

Case Officer J Finlay



Proposed House Extension at East Haddon Road

The Extension on two floors to the south elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension fully complies with the Policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. The design is considered acceptable and it is considered that it is unlikely to detract from the residential amenity of surrounding neighbours. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a 2 storey extension on the south elevation and single storey extension on the east elevation to form a bedroom, activity room, extension to kitchen and shower room on the ground floor level and an additional bedroom on the upper level.
- 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. Policy 14 of the Finalised Dundee Local Plan Review is a material consideration and reiterates the former policy.
- One letter of objection was received from a neighbouring resident to the north stating concerns about overshadowing, loss of light, appearance of house in comparison to surrounding area and access problems for maintenance of wall on south boundary.
- The agent submitted amended drawings, which moves the extension 1m from the north boundary and addresses any potential amenity issues however the objection was not withdrawn.
- It is considered that the proposal is in accordance with Policy H4 of the Dundee Local Plan 1998 and is unlikely to have an adverse impact on the amenities enjoyed by neighbouring residents.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 2 storey extension on the south elevation to provide an activity room and shower room on the ground floor, bedroom on the first floor and single storey extension on the east elevation to provide an additional bedroom. The extension will be finished in a roughcast render and slate roof to match the existing dwelling.

SITE DESCRIPTION

The application site is located on the east side of East Haddon Road. It is a 2 storey semi-detached house with roughcast render, facing brick basecourse and slate roof. There is a bay window on the front elevation and a driveway is located on the south side. There is a 1.8m high timber fence along the north and east boundaries. The house at no.59 is at a slightly lower level. There are similar extensions on other properties along the street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

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, style and form are alien to the existing building; and where more than 50% of the original garden ground would be lost.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 14: Proposals to alter or extend existing dwellinghouses will only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house; and
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- more than 50% of the original useable garden area will be retained; and
- the design and materials respect the character of the existing building.



Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

The key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe, clean and pleasant environments and places, spaces and objects should

combine meaning and beauty with utility.

SITE HISTORY

There is no site history of direct relevance to the application site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the north of the application site stating concerns about overshadowing, loss of light, appearance of house with the additional extension in comparison to surrounding area and access problems for maintenance of south boundary wall of no.63.

Copies of the letter are available for viewing in the Members' Lounges.

CONSULTATIONS

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

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

a whether the proposals are consistent with the provisions of the development plan; and if not

b whether an exception to the provisions of the development plan is justified by other material considerations

The proposal is for a 2 storey extension on the south and single storey extension on the east elevation and one letter of objection was received from neighbouring residents to the north of the application site.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy H4 specifies that extensions will be permitted provided the appearance of the house and surrounding area is not adversely affected. The extension will be designed and finished in materials to

match the existing dwelling. The scale and orientation of the extension will not significantly affect the degree of sunlight, daylight or privacy enjoyed by occupants of adjoining property as it is only single storey on the east elevation and will be located 1m from the mutual boundary. The property to the south will not suffer from loss of daylight and sunlight as the extension is to the north of their property.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Finalised Dundee Local Plan Review 2003

Policy 14: Alterations and Extensions to Houses. The proposed development does not adversely impact on the appearance of prominent elevations of the house, does not result in the loss of residential amenity for neighbouring residents, does not result in the loss of garden ground and the design and materials respect the existing house, as discussed above. Taking all the above into account, it is considered that the proposal complies with Policy 14.

Objections

Objections were raised by neighbours to the north about overshadowing, loss of light, appearance of extension and access problems for maintenance of their wall, if the extension is built on the boundary. The applicant was notified about the objections and the plans were amended with the extension moved 1m from the boundary to address the objections raised. The proposal was assessed to see whether there will be overshadowing onto neighbouring dwellings or their private gardens and it was concluded that it is not so significant to justify refusal of the application. In addition, there is an existing 1.8m high timber fence along the north boundary. The neighbours at no.63 have a considerable garden area at the back, which will not be affected by the proposed development. It is considered that the extension will blend in appropriately with the existing dwelling and surrounding area.

There are no other material considerations that are of direct relevance to the application.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The new extension will be finished in a design and materials to match the existing dwelling. The proposal will not detract from the visual quality of the area.

CONCLUSION

The proposal involves the erection of a 2 storey extension on the south and single storey extension on the east elevation. The scale, design and appearance are considered acceptable for this residential location. It is considered that the proposal will not adversely impact on the environmental quality enjoyed by local residents. It is considered that the proposal is in accordance with the requirements of the development plan and there are no other material considerations that would outweigh the development plan. Therefore the application is recommended for approval subject to conditions.

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