

KEY INFORMATION**Ward** Hilltown**Proposal**

Erection of dormer to rear

Address50 Walkers Mill
Dundee DD3 7DD**Applicant**Andrew Cameron
50 Walkers Mill
Dundee DD3 7DD**Agent****Registered** 20 Mar 2003**Case Officer** J Finlay

Dormer Extension would Have Adverse Visual Impact

The Erection of dormer to rear is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dormer extension is considered to be contrary to the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review due to the adverse visual impact on the property and surrounding area. There are no material considerations that would justify approval. The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a dormer extension on the rear elevation of 50 Walkers Mill to provide a study/playroom.
- 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 2003 is a material consideration and reiterates the former policy.
- One letter of objection was received from a neighbouring resident stating concerns about the appearance of the dormer compared to the surrounding area.
- It is considered that the proposal does not comply with Policy H4 of the Dundee Local Plan 1998 or Policy 14 of the Finalised Dundee Local Plan Review due to the adverse visual impact on the property and surrounding area and its dominant appearance on this 2 storey terraced house.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dormer extension on the rear elevation to provide a study/playroom. The dormer will be finished in a dry dash roughcast to match the existing house and flat felt roof. The approximate floor area of the additional room will be 20sqm.

SITE DESCRIPTION

The application site is located on the north side of Walkers Mill. It is a 2 storey terraced house with dry dash render, brick basecourse and tiled roof. The dwelling faces onto Dens Road and they are at a much higher level than the road. There are some trees and landscaping along the steep slope to the east of the properties. There is a disabled parking space immediately to the south of the dwelling.

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:

- a there is no adverse impact on the appearance of prominent elevations of the house; and



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 in these circumstances.

PUBLIC PARTICIPATION

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

south of the application site. The main point of objection relevant to planning is the appearance of the dormer compared to the surrounding area.

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 dormer extension on the rear elevation of a 2 storey terraced house and one letter of objection was received from a neighbouring resident.

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 dormer will be situated on a very prominent elevation, which faces directly onto Dens Road. The dwelling is located at a much higher level than the road, which will make it more visible to the public. No neighbouring properties have dormer extensions. It is considered that the proposed dormer will have an adverse impact on the property and surrounding area due to its scale and massing on a 2 storey terraced house and at this prominent location.

It is concluded from the foregoing that the proposal does not comply 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

Policy 14: Alterations and Extensions to Houses. It is considered that the proposed development has an adverse impact on the appearance of the house for the reasons 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 south about the appearance of the dormer compared to the surrounding area. It is considered that this is not appropriate development for a 2 storey terraced house and would detract from the appearance of the property and surrounding area. Should planning permission be granted for the proposal, it could set an unacceptable precedent for other properties in the vicinity. The applicant was advised to consider a single storey extension for the additional room and discuss the proposal with the Planning and Transportation Department prior to the submission of a replacement planning application based on an alternative design. The applicant decided to proceed with the current planning application and may submit another proposal in the near future.

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

It is concluded from the foregoing that the objection from neighbours concurs with the conclusion of the report relative to development plan considerations. There are no other material considerations such as to justify approval of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

Design

The proposed dormer will have a dominant and top heavy appearance on this 2 storey terraced house and is considered an unacceptable design solution for the provision of additional floorspace at this location.

CONCLUSION

The proposal involves the erection of a dormer extension on the rear elevation.

The scale, design and appearance are considered unacceptable for this particular location. The proposal will have an adverse impact on the visual amenity of the surrounding area. It is considered that the proposal is in contrary to the requirements of the development plan and therefore the application is recommended for REFUSAL.

RECOMMENDATION

Recommended for Refusal

Reasons

- 1 The proposal is contrary to Policy H4 of the Dundee Local Plan 1998 due to the adverse visual impact on the property and surrounding area. There are no material considerations that would justify approval in these circumstances.
- 2 The proposal is contrary to Policy 14 of the Finalised Dundee Local Plan Review 2003 due to the adverse visual impact on the property and surrounding area. There are no material considerations that would justify approval in these circumstances.