

KEY INFORMATION

Ward Strathmartine

Proposal
Dormer Extension to North
Elevation

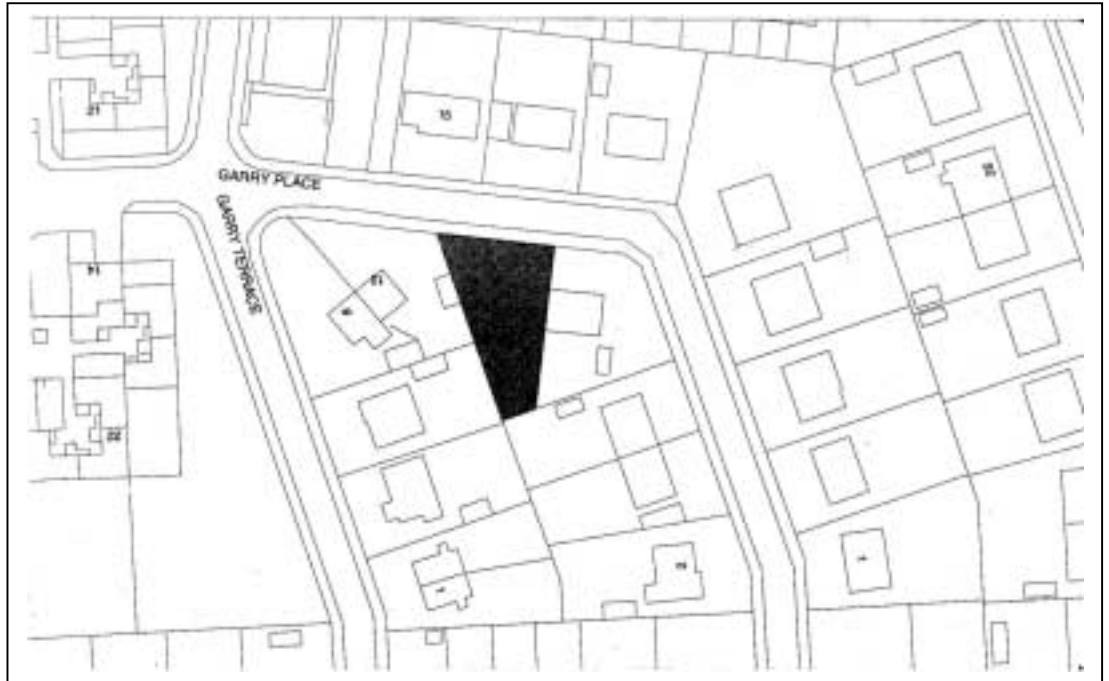
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Registered 14 Mar 2003

Case Officer Eve Jones



Dormer Extension Proposed in Garry Place

The Dormer Extension to North Elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dormer window complies with Council policy and the objection cannot be supported. The application is recommended for **APPROVAL** subject to condition.

SUMMARY OF REPORT

- The application is for the erection of a standard box dormer on the front elevation of a semi-detached house. The property lies in a traditional residential area. The relevant policy in the Dundee Local Plan is Policy H4 Protection of Amenity, which supports extensions to houses which do not adversely affect the sunlight, daylight or privacy enjoyed by neighbours. In the Finalised Local Plan Review, Policy 14 Alterations and Extensions to Houses sets out similar criteria which includes privacy.
- One objection was submitted by the owner of the house which directly faces the application site on grounds of loss of privacy. The site is flat and there are no high hedges or fences screening the front gardens. The existing lounges face each other. The properties are 25 metres apart and Council policy seeks to protect privacy by ensuring that houses are at least 18 metres apart. There is not considered to be the potential for a significant loss of privacy from this bedroom window which is of sufficient strength to support refusal of the application.
- The design and materials are acceptable and match the existing house.

DESCRIPTION OF PROPOSAL

The application is for the formation of a dormer window on the north (front) elevation of a semi-detached bungalow. The walls will be finished with dry dash harling with a flat roof.

SITE DESCRIPTION

The application property is a semi-detached bungalow within a traditional residential area. The immediately adjoining properties are all bungalows. There is an existing dormer window on the rear of the property.

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:

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in accordance with the policies and proposals found elsewhere in the Plan.

Policy H4 - Infill development and alterations and extensions to houses will normally be approved provided that the appearance of the house and the surrounding area is not adversely affected. Approval is unlikely to be granted where the siting and the scale of the extension significantly affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of the adjoining property and where materials, style and form are alien to the existing building.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Local Plan Review

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses. This policy reflects the requirements and terms of Local Plan policy H4 above.

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

Local Agenda Key Theme 15 is of relevance to the consideration of the application and seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that as the dormer design is typical of this form of roof development, the aims of Key Theme 15 are achieved.

SITE HISTORY

There is no history of relevance to this application.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. One letter of objection has been received from a local resident who is located to the north of the application site. The objection is on

the basis of loss of privacy affecting residential amenity.

Comments on the relevant issues raised can be found in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. No adverse comments have been received.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations

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 H1 - presumes in favour of developments in residential areas where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell.

The proposed dormer will provide additional bedroom accommodation in this family house. The dormer will be 25 metres from the nearest house to the north. The degree of overlooking is typical of many residential streets within the City. In this respect, the proposal is considered to be in accordance with the requirements of Policy H1.

Policy H4 - advises, inter alia, that alterations and extensions to houses will normally be approved provided the appearance of the house and the surrounding area is not adversely affected. In this instance the appearance of the dormer is appropriate for the area and typical of this form of roof development. The proposal complies with the terms of Policy H4.

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:

- 1 **Finalised Local Plan Review** - Policy 14: Alterations and Extensions to Houses. The dormer is to be located on the main elevation of the house but is of an acceptable and typical design for such a structure and does not adversely affect the appearance of the house to such an extent as to justify a refusal. The neighbouring house to the north is approximately 25 metres away and Council policy supports privacy distances of 18 metres. In this respect, the development is considered to be in accordance with the requirements of the Policy 14.
- 2 **Objection** - As detailed above, the proposed development does not breach Council policy as it relates to privacy and residential amenity. In this case, the two houses are on the same level, there are no significant intervening trees or hedges and the lounge windows face each other and are slightly closer than the proposed dormer. There is therefore an existing degree of overlooking which will not be increased by the proposal. It is considered that the objection cannot be supported.

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 the 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 dormer is to be located on the main elevation of the house but is of an acceptable and typical design for such a structure and does not adversely affect the appearance of the house to such an extent as to justify a refusal.

The design and materials are acceptable.

CONCLUSION

The proposal involves the erection of a standard box dormer. The location, siting, design, scale and appearance of the structure are all considered acceptable in this instance. In addition, the proposal will not adversely impact on the environmental quality currently enjoyed by local residents by virtue of a reduction in sunlight, daylight and privacy. Accordingly, as the proposal is considered to be in accordance with the requirements of the development plan and there are no material considerations which would support the refusal of permission. The application is recommended for approval with 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