

KEY INFORMATION

Ward Riverside

Proposal

Conversion of basement, extension of first floor to create one new dormer and balcony, erection of single storey double garage and erection of conservatory

Address

6 Glamis Terrace
Dundee
DD2 1NA

Applicant

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Registered 3 April 2003

Case Officer D Gordon



The conversion of basement, extension of first floor to create one new dormer and balcony, erection of single storey double glazing and erection of conservatory is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal is in accordance with the policies of the development plan and the draft policies of the Finalised Dundee Local Plan Review.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for alterations and extensions to a detached dwelling house at 6 Glamis Terrace, Dundee.
- The proposal raises issues for consideration in terms of the Housing Policies of the Dundee Local Plan 1998 and Policies 1 & 14 of the Finalised Dundee Local Plan Review.
- A letter of objection and a letter of representation were received from neighbouring properties. The main concerns raised related to overshadowing and a reduction in the privacy of adjacent properties.
- It is considered that the proposals are in accordance with the Housing Policies of the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. In addition, it is considered that the concerns raised by the objector are not of sufficient weight to justify refusal of the application

DESCRIPTION OF PROPOSAL

The application seeks permission for the following alterations and extensions to a detached dwelling house.

- a Conversion of a vacant basement area into associated living accommodation including a kitchen, bathroom, lounge, dining room, bedroom and store. The proposal also involves the erection of a conservatory at basement level on the south elevation of the building.
- b Conversion of an existing kitchen into an office at ground floor level and the provision of an internal stair to the basement area.
- c Extension to an existing bedroom and changing an existing bedroom into a study at first floor level. These alterations will involve the provision of a dormer window on the east elevation of the house. A small balcony, leading from a proposed study, is also proposed on the south elevation.
- d A garage is proposed for the rear garden area ie to the south of the dwelling.

The proposed finishing materials will match those of the existing house.

SITE DESCRIPTION

The site is located on the south side of Glamis Terrace approximately 45 metres to the west of its junction with Glamis Road. The property is detached with a small garden area to the front and larger garden to the rear. The site slopes steeply in a north to south direction resulting in the building accommodating a large basement area on the south side of the house.

The dwelling has a slate roof with a mixture of roughcast and facing block walls.

The surrounding area is predominantly residential in character with houses located to the east, west, north and south east. To the south west is the Invercarse Hotel.

POLICY BACKGROUND

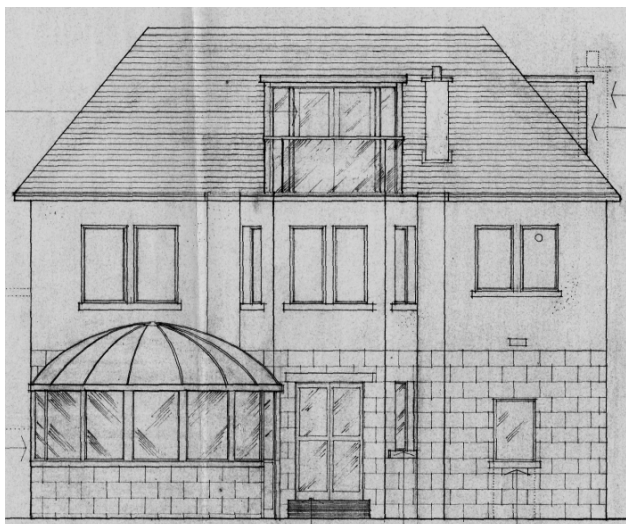
Dundee and Angus Structure Plan 2001-2016

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 and smell and where they are in accordance with the policies and proposals contained elsewhere in the Plan.



Policy H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house and the 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 50% of the original garden ground would be lost and off street car parking reduced.

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 1: Vibrant and Sustainable Communities. The terms of this policy are reflected in Dundee Local Plan Policy H1 above.

Policy 14: Alterations and Extensions to Houses. The terms of this policy are reflected in Dundee 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

There are no Key Themes of relevance to the consideration of this application.

SITE HISTORY

There is no history of relevance to the consideration of the proposed development.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. The proposal has attracted 1 letter of objection and 1 letter of representation from local residents.

The main relevant issues raised by the objector relate to:

- 1 The proposed dormer window on the east elevation and the

proposed balcony on the south elevation of the house may adversely affect the residential amenity of the objector's property by virtue of overlooking and overshadowing.

The letter of representation relates to possible future developments on the mutual boundary of a neighbouring property and the application site

Comments on the above issues raised can be found in 'Observations' below. Copies of the letters can be found in the Members' Lounges.

CONSULTATIONS

The relevant outside bodies and Council Departments have been consulted on 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:

- 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 Development Plan

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

The proposal under consideration involves alterations and extensions to a one and a half storey (with basement) detached dwelling house located within the West End of the city. The site slopes steeply in a north to south direction. This results in the south side of the building accommodating a large basement area. Residential properties are located to the east, west, north and south east. To the south west is the Invercarse Hotel.

The internal alterations proposed, albeit outwith the control of current planning legislation, are acceptable and the accommodation to be provided is appropriate to the development potential of the house. The resultant external alterations ie an east facing dormer window and a south facing

balcony at first floor level and a conservatory at basement level are considered acceptable in terms of design. The proposed domestic garage to be located in the rear garden area is also acceptable in design terms. As the proposals will not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell, the development is considered to be in accordance with Policy H1 of the Dundee Local Plan 1998.

With regard to the impact the development will have on the appearance of the house and the surrounding area, the proposed garage, conservatory and dormer window are all considered acceptable in terms of design, scale and form and consequently do not adversely affect the visual quality of the locality. The dormer window on the east elevation of the house is required to provide light to an en suite bathroom and a study. This dormer will face onto the west elevation of the neighbouring property to the east that contains a bathroom window and a kitchen window (both considered to be non-habitable rooms). However, due to the level differences between the ground floor windows of the neighbouring property and the proposed first floor dormer window, it is considered that the sunlight, daylight and / or privacy of the adjoining occupiers will not be significantly affected by this proposal. In addition, a small balcony is being proposed at first floor level on the south elevation of the dwelling. This will result in a certain degree of overlooking of the rear garden areas of neighbouring properties. However, there currently exists 2 similar balcony extensions on the south elevations of the adjacent properties located to the east of the application site. As the precedent of this form of development has already been established in this local area it is considered that the provision of an additional small balcony would not significantly reduce the privacy of the surrounding occupiers. In light of the above it is considered that the proposal is in accordance with Policy H4 of the Dundee Local Plan 1998.

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

Policy 1: Vibrant and Sustainable and Policy 14: Alterations and Extensions to Houses are reflected in Policies H1 and H4 of the Dundee Local Plan respectively. Accordingly, taking account of the discussions above, it is concluded that the proposals are in accordance with the draft policies.

With regard to the objection submitted to the application, it is considered that the issues relating to the impact the proposals will have on the adjoining occupiers have been fully discussed and discharged accordingly. The issue relating to the possible future development by a neighbouring property on the mutual boundary with the application site is a matter for agreement between the various parties involved.

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 proposed dormer window, conservatory and garage are acceptable in terms of design, appearance, scale and form and are typical of such structures in predominantly residential areas. The proposed finishing materials will match those of the existing house.

CONCLUSION

The proposal will not adversely affect the appearance of the house or the surrounding area. In addition, the environmental quality and the amenities of the adjoining occupiers will not be affected to such a degree as to justify refusal of the development.

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.