

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

Extension to dwellinghouse

**Address**

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**Applicant**

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**Registered** 25 April 2003

**Case Officer** D Gordon



The proposed extension to dwellinghouse is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed alterations and extensions are considered to be 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 located in the west end of the city.
- The proposal raises issues for consideration in terms of the Housing and Conservation Area Policies of the Dundee Local Plan 1998 and the draft policies of the Finalised Dundee Local Plan Review.
- Objections to the to the proposed development were submitted from a neighbouring property located to the north of the application site. The main issues raised related to the adverse impact the proposal will have on the setting of the conservation area the road traffic and pedestrian safety of the local area.
- It is considered that the proposal is in accordance with Housing Policies H1 & H4 and Conservation Policy BE11 of the Dundee Local Plan 1998. Further, the proposal is also in accordance with Policy 1, Policy 14 and Policy 61 of the Finalised Dundee Local plan Review. It is considered that the concerns raised by the objectors are not of sufficient weight to justify refusal of the application

## DESCRIPTION OF PROPOSAL

The proposals involve alterations and extensions to a single storey detached dwelling house located on the south side of Norwood Crescent. It is intended to extend the house to the west and provide an additional storey to provide accommodation of 4 bedrooms, kitchen, bathrooms, lounge, family room, utility room, storage and a double garage. The extension will be pitched roof in design and will extend to the height of the existing double garage that faces onto Norwood Crescent. The difference in the levels of the site will result in the extended dwelling having the appearance of a single storey building as viewed from the north and 2 storey as viewed from the south.

The proposed finishing materials are roughcast and feature stone walling, concrete roof tiles and stained timber windows all to match the existing house.

## SITE DESCRIPTION

The site is located within the West End Suburbs Conservation Area on the south side of Norwood Crescent. The land slopes steeply in a north to south direction. Garden ground exists predominantly to the south side of the building.

The property is a single storey, split-level detached dwelling with a double garage facing directly onto Norwood Crescent. The house is finished in roofing tiles and roughcast with feature stone walls.

The surrounding area is predominantly residential in character.

## 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 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. Approval is 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 and off street parking provision reduced.



Policy B11 - Within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area. The application site is not identified as being in a conservation area on the Local Plan Proposals Map. The site has only recently achieved conservation area status being included in the new West End Suburbs Conservation Area (designated 12 February 2002).

### 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 generally reflected in Policy H1 of the Dundee Local Plan above.

Policy 14: Alterations and Extensions to Houses. The terms of this policy

are generally reflected in Policy H4 of the Dundee Local Plan above.

Policy 61: Development in Conservation Areas. Within conservation areas all development proposals will be expected to preserve or enhance the character of the surrounding area.

## Scottish Planning Policies, Planning Advice Notes and Circulars

National Planning Policy Guideline 18 - Planning and the Historic Environment. This NPPG sets out the Government's planning policy in relation to the historic environment with a view to its protection, conservation and enhancement.

## Memorandum of Guidance on Listed Buildings and Conservation Areas 1998

This document offers best practice advice in considering developments that relate to, amongst other things, listed buildings and conservation areas.

## Non Statutory Statements of Council Policy

There are no non-statutory statements of Council policy relevant to 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 given the location and appearance of the proposed development within the conservation area the aims of the Key Theme are achieved.

## SITE HISTORY

D21862 - Extension to Dwelling House and Provision of Garage - Approved 30 May 1996.

## PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken in addition to the proposal being advertised in the local press as Development Affecting the Setting of

a Conservation Area. The proposal has attracted objections from a neighbouring property. The relevant issues raised by the objectors relate to:

- 1 The proposal will adversely affect the setting of the conservation area by virtue of design, materials, siting and scale of the development.
- 2 The proposal will have an adverse impact on the free flow traffic and pedestrian safety.

Comments on the various issues raised can be found in "Observations" below.

Copies of the objection letters can be found in the Members Lounges.

## 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:

- 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 involves a significant extension to a single storey dwelling house located on a steeply sloping site on the south side of Norwood Crescent. It is intended to increase the height of the building by a storey to provide a large 4-bedroom house with 2 public rooms and a double garage. The steeply sloping nature of the site will result in the extended building having the appearance of a single storey house when viewed from the north ie from Norwood Crescent and a two storey house when viewed from the south. The proposed finishing materials will match those of the existing house.

The design of the extended house is considered to be acceptable in this secluded location. The environmental quality enjoyed by the local residents will not be adversely affected by virtue of design or layout of the development and the proposal does not detract from the setting or character of the surrounding conservation area. Due to the relatively low traffic flow on Norwood Crescent, in addition to the existing parking arrangements remaining unaltered ie a double garage and abundant on street parking, it is considered that the proposal will not prejudice local road traffic and pedestrian safety. In this respect, the proposal is considered to be in accordance with Policy H1 of the Dundee Local Plan.

The proposed alterations and extensions will completely alter the appearance of the existing dwelling although this will not adversely affect the appearance of the surrounding area. It is considered that the siting and scale of the extension will not, due to its south facing location on the south side of Norwood Crescent, significantly affect the degree of sunlight and daylight enjoyed by the occupants of adjoining properties. In addition, the materials to be used will match the existing dwelling and the style and new form of the building are typical of many residential areas in the city. Four windows are proposed for first floor level on the west elevation of the extension. These are required for a utility room, a toilet, a kitchen and family room. At ground floor level, two small windows on the west elevation are proposed for a toilet and dressing room. It is considered that the nature and the size of these windows should not significantly impact on the amenities of the neighbouring property located to the west. In light of the above, it is considered that the development is in accordance with Policy H4 of the Dundee Local Plan.

The site now forms part of the new West End Suburbs Conservation Area (designated 12/02/2002). There is presumption within conservation areas that all new developments will compliment and enhance the character of the surrounding area. This issue has been fully addressed and discharged in consideration of Policy H1 and Policy H4 of the Dundee Local Plan above. It is concluded that the proposal is in

accordance with Policy BE11 of the Plan.

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:

National Planning Policy Guideline 18 - (Planning and the Historic Environment) and Memorandum of Guidance on Listed Buildings and Conservation Areas (issued by Historic Scotland 1998). The Memorandum of Guidance reflects government advice offered in NPPG18. Any development within a conservation area will require to comply with the best practice advice offered by Historic Scotland in their Memorandum. It is considered that the proposal achieves the stated aims.

## Finalised Dundee Local Plan Review

Policy 1: Vibrant and Sustainable Communities. The terms of this policy are reflected in Dundee Local Plan Policy H1. It is concluded that the proposal is in accordance with the requirements of this draft policy.

Policy 14: Alterations and Extensions to Houses. The terms of this policy are reflected in Dundee Local Plan policy H4. It is concluded that the proposal is in accordance with the requirements of this draft policy.

Policy 61: Development in Conservation Areas - The terms of this policy are reflected in Dundee Local Plan Policy BE11. It is concluded that the proposal is in accordance with the requirements of this draft policy.

With regard to the objection submitted by local residents, that related to the impact the proposal will have on the setting of the conservation area and road traffic and pedestrian safety issues, these matters have been considered and fully discharged above.

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 proposal involves a significant extension to a modern detached dwelling house that is situated in a very secluded, south facing, steeply sloping site located within the West End Suburbs Conservation Area. The proposed alterations and extensions are appropriate to the context of existing building and the development will not adversely impact on the setting of the surrounding area.

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## **CONCLUSION**

The proposed alterations and extensions are in accordance with relevant policies of the development plan and the draft policies of the Finalised Dundee Local Plan Review. There are no material considerations of sufficient weight that would justify the refusal of this application contrary to these policies.

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## **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.

## **Reason**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997