

KEY INFORMATION

Ward Riverside

Proposal
Extension to dwelling house

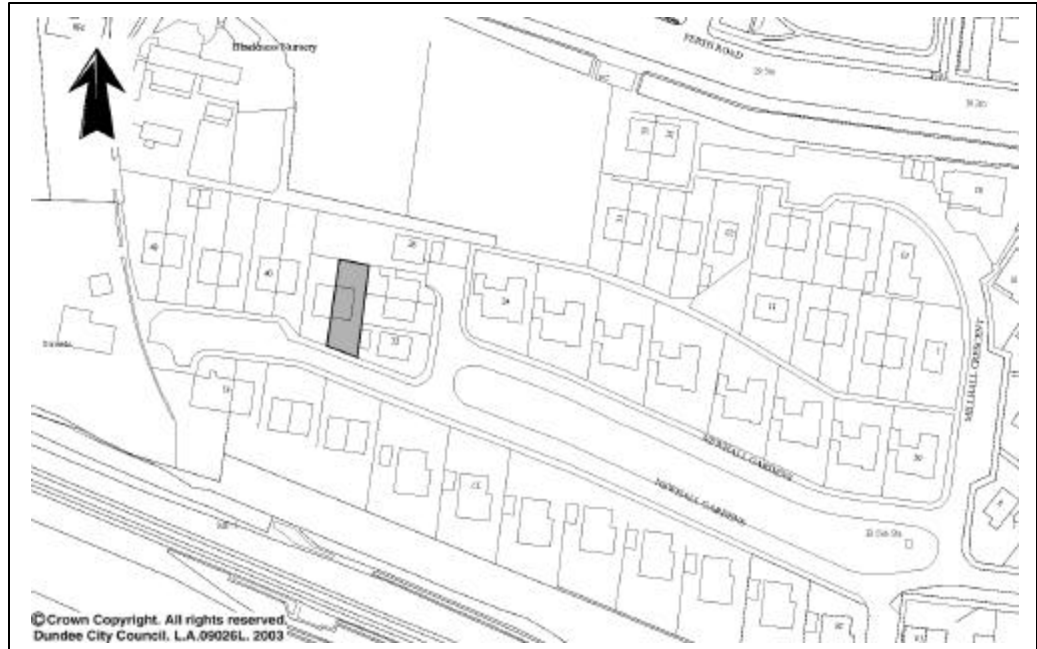
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Registered 31 Dec 2003

Case Officer R Anderson



Proposed House Extension in Newhall Gardens

An extension to a dwelling house is **RECOMMENDED FOR APPROVAL** subject to Conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension conforms to local plan policy and there are no material considerations, which warrant overturning policy in this case. Accordingly the application is recommended for approval

SUMMARY OF REPORT

- An application for an extension to a single storey semi detached dwellinghouse has been received.
- The extension measures some 20m² in area, takes up approximately 40% of the garden ground and will be finished in a dry dash render and concrete roof tiles to match the existing dwellinghouse.
- Three letters of objection have been received. The main issue arising relates to the impact on surrounding residential amenity.
- The small size and tight nature of plots in the immediate area and style of development in neighbouring plots largely defines the character of the area. The standard of residential amenity is, to a large degree, defined by these factors. In this respect it is considered that the extension will not have a significant impact on neighbouring properties, conforms to local plan policy and is recommended for approval.

DESCRIPTION OF PROPOSAL

It is proposed to extend the above dwellinghouse into the rear garden space. The extension covers some 19.6m² in area and will be finished in a dry dash render and concrete roof tiles to match the existing dwellinghouse

SITE DESCRIPTION

The site in question is located on the north side of Newhall Gardens, some 300m west of its junction with Riverside Drive. The property is one half of a pair of semi-detached bungalows. It has already been extended to the front and side and is located on a fairly small plot of only some 210m² in area. The property is surrounded on all sides by similar residential properties.

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 H4 - Protection of Amenity

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 - Alterations and Extension to Houses

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

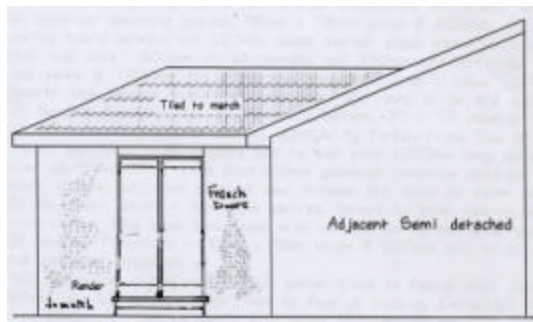
Key Theme 12 - Opportunities for Culture, leisure and recreation are readily available to all.

Key Theme 13 - Places, spaces and objects combine meaning and beauty with utility.

SITE HISTORY

D7634 - extension to dwellinghouse - approved - 13/8/81

D16892 - Extension to form first floor - refused - 12/02/92



PUBLIC PARTICIPATION

Three letters of objection have been received. The main issues arising are the impact of the extension on neighbouring residential amenity and privacy. These issues will be addressed in the Observations section of this report.

CONSULTATIONS

There are no adverse comments regarding the application.

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

Policy H4 - This policy indicates that extensions, which adversely affect neighbouring residential amenity, by virtue of overshadowing and impact on privacy and where 50% of garden ground is taken up, will not be acceptable. It is certainly the case that the extension in question is large and covers approximately 40% of the garden ground. It is also the case that it dominates the rear garden and does have an impact on neighbouring properties. It is readily visible from neighbouring gardens and at 4m in height (albeit with hipped roofs) it is higher than the existing boundary fences. However all of the plots in this immediate area are very small (circa 220m²) and have only 60-80m² of private garden ground. Both properties to the east and west of the application site contain sizeable extensions, which dominate their gardens and arguably have a negative impact on the application site. These properties contribute to the character of the area and to a large extent define the level of residential amenity enjoyed by all of the plots. The proposal will maintain this character and land use pattern. These factors also have a bearing on the amount of sunlight/daylight enjoyed in all of the gardens, which is considered to be fairly minimal for significant parts of the day. As this is what the residents in the area are familiar with, it is considered that the proposed extension will not have a significantly detrimental impact on residential amenity. Taking account of all development in the immediate area it is considered that the proposal does not conflict with 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:

Dundee Local Plan Review 2003

Policy 14: Alterations and Extensions to Houses - similar considerations are given to this policy as H4 above.

Issues raised by Objectors

The main issue raised by the objectors is the impact the extension will have on neighbouring residential amenity, particularly daylight and overshadowing. However, as indicated above, the character of the area is largely made up of sizeable extensions in tight plots and the standard of amenity enjoyed by the residents in these properties takes this into account. The plots in question are north facing and the existing dwellinghouses, extensions, boundary fences and the size of the gardens all contribute to ensuring that for significant periods of any day the rear gardens are in shadow and are fairly dimly lit. Of the neighbouring properties it is difficult to see how any of them would enjoy a particularly sunny outlook. It is also difficult to see how any of them could be affected by overshadowing or overlooking given the nature of development in the area. The proposed extension contributes to any perceived problems in the area no more than the existing extensions, position of original houses and boundary enclosures. The addition of this extension will not significantly alter the existing amenity and taking account of the surrounding context will not have a significant impact on neighbours.

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 extension is to be finished in matching materials to the dwellinghouse and has been designed with a shallow pitched, hipped roof which helps to reduce its impact. The design is acceptable.

CONCLUSION

The extension is a sizeable addition to an already extended property and will cover a large percentage of the rear garden ground. However given the tight nature of surrounding rear

gardens and the extensions therein it is considered that the impact that the proposed extension will have will not be significant. The application therefore conforms to Local plan policy and there are no material considerations, which warrant overturning policy in this case. Accordingly approval of the application is recommended.

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