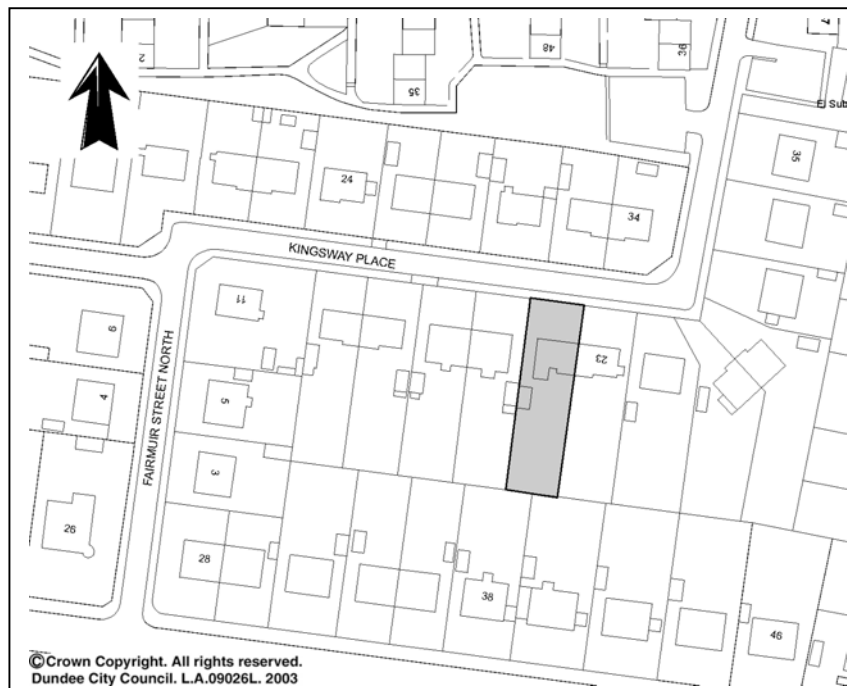


KEY INFORMATION**Ward** Fairmuir**Proposal**

Bedroom extension to north elevation

Address21 Kingsway Place
Dundee
DD3 8JY**Applicant**Mr D McCarthy
21 Kingsway Place
Dundee
DD3 8JY**Agent**Mr B Chalmers
1 Kingennie Road
Wellbank
DD5 3PG**Registered** 10 Mar 2004**Case Officer** Gordon Reid

Proposed Extension to House in Kingsway Place

The proposed extension is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be contrary to the policies of the Development Plan.

The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension on the north (front) elevation of the house at 21 Kingsway Place, Dundee.
- The proposal raises issues for consideration in terms of the Housing Policies of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received from a neighbour raising concerns with regards to the visual impact the extension would have on the property and the surrounding area.
- It is considered that the proposed development is contrary to the Housing Policies of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. The concerns raised by the objector would also warrant refusal of the application

DESCRIPTION OF PROPOSAL

Planning permission is sought for single storey extension on the front (north) elevation of 21 Kingsway Place, Dundee.

The extension is to provide additional accommodation to an existing bedroom in the house.

The extension will project 1.8 metres from the front of the house and is to be 3.8 metres in width. The extension is to have a hipped roof running back into the existing roof. The walls are to be finished in a wet dash render and painted white. The roof is to be finished in slate. All finishing materials would match those of the existing house.

SITE DESCRIPTION

The application site is located on the south side of Kingsway Place and is to the east of the junction with Fairmuir Street North. The application property is a single storey semi-detached house. The walls are finished in a wet dash render painted white and natural slates to the roof. There is garden ground to the front and rear and an existing driveway to the west. All the surrounding properties are residential.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application

Dundee Local Plan 1998

Housing Policy H4 protection of amenity seeks to ensure that alterations or extensions do not adversely affect the visual appearance of the house and the surrounding area and do not adversely affect the amenity of neighbours.

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 Extensions to Houses advises that proposals to alter or extend existing dwellinghouses will only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house, or
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- more than 50% of the original useable garden area will be retained; and
- the design and materials respect the character of the existing building.



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 15 seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that the proposed development does not achieve the aims of this key theme.

SITE HISTORY

There is no site history of relevance to the consideration of this application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a single letter of objection was received to the proposal from a neighbour. The main grounds of concern were that 1) the proposed extension would project beyond the established building of the street, substantially altering the front of the house to the detriment of the aesthetics of the street. 2) that such extensions are contrary to the policies in relation to such streets.

A copy of the letter of objection is available in the Members Lounges and the concerns raised are addressed in the "Observations" section of the report.

CONSULTATIONS

There were no adverse comments received from any of the statutory consultees.

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.

Housing Policy H4 protection of amenity seeks to ensure that alterations or extensions do not adversely affect the visual appearance of the house and

the surrounding area and do not adversely affect the amenity of neighbours.

The proposed extension is on the front (north) elevation of the house. The house has an existing bay window on the front elevation of the house. There are no extensions on the front of the semi-detached houses on this side of Kingsway Place. The proposal would result in a large structure on the main street elevation of the house. There is a uniform building line on both sides of Kingsway Place. It is considered that the proposed development would break the established building line and result in an incongruous feature on the house and the streetscape. It would also result in an unbalanced feature on the pair of semi-detached houses. This discordance would be further emphasised by the fact that none of the similar properties on this side of Kingsway Place have extensions of the front elevations. The extension would be clearly visible from the road and would therefore it is considered that it would have a detrimental affect on the appearance of the property and the surrounding area.

The proposed extension given its location would result in some overshadowing of the same window in the other half of the semi-detached pair. No objection has been received from this neighbour in terms of the affect of overshadowing or other concerns. In this case it is considered that the level of overshadowing that would occur would not warrant refusal of the application.

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:

Policy 14 Alterations and Extensions to Houses advises that proposals to alter or extend existing dwellinghouses will only be permitted where they meet the criteria set out above. In terms of criteria (1) it is considered that the proposal would have an adverse impact on the appearance of a prominent elevation of the house. Criteria (2) seeks to ensure that there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties. The proposal given its size and location would result in some overshadowing of the north

facing window of No 23 Kingsway Place. It is considered that in this instance the level of overshadowing it is not so significant as to warrant refusal of the application. The proposal does not raise any concerns regarding the remaining two criteria. It is considered that the proposal is not in accordance with Policy 14 of the Finalised Dundee Local Plan Review.

A single letter of objection was received to the proposal from a neighbour. The main grounds of concern were that 1) the proposed extension would project beyond the established building of the street, substantially altering the front of the house to the detriment of the aesthetics of the street. 2) that such extensions are contrary to the policies in relation to such streets. As outlined above it is considered that the proposal would detract from the visual appearance of the house and the surrounding area.

It is concluded from the foregoing that there are no material considerations that would justify a departure to the policies of the development plan and it is therefore recommended that planning permission be refused.

Design

It is considered that while the finishing materials are acceptable the scale and location of the proposed extension is not and would result in an incongruous feature on a prominent elevation of the house.

CONCLUSION

The proposed development is considered to be contrary to the Housing Policies of the Dundee Local Plan 1998 and to Policy 14 of the Finalised Dundee Local Plan Review. The concerns raised by the objector would also warrant refusal of the application.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed development is considered to be contrary to Housing Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review as it would detract from

the visual appearance of the house and the surrounding area. There are no material considerations that would justify a departure to the policies of the development plan in this instance