

KEY INFORMATION

Ward Balgillo

Proposal

Extension to side of house

Address

9 Knapdale Place
Dundee
DD4 0SL

Applicant

Mr & Mrs D Bairgie
9 Knapdale Place
Dundee
DD4 0SL

Agent

Registered 12 Mar 2004

Case Officer J Robertson



Proposed Side Extension to House in Knapdale Place

An extension to the side of the house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is considered to comply with the policies of the Dundee Local Plan 1998 and Finalised Dundee Local Plan Review.

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

SUMMARY OF REPORT

- Planning permission is sought for a 2-storey extension on the west elevation with a single storey extension to the south at 9 Knapdale Place, Dundee.
- In response to the concerns raised by a neighbour the applicant amended the scheme to reduce the southern extension from 2-storey to single storey in height.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the application, which seeks to protect the residential amenity from the adverse impact of alterations and extensions to houses. Policy 14 of the Finalised Dundee Local Plan Review is a material consideration and reiterates the former policy.
- A single letter of objection was received from the neighbour to the west of the property regarding issues of overshadowing and loss of natural daylight. The neighbour has maintained their objection in response to the amended proposal.
- It is considered that the proposal is on accordance with 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 are considered not to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 2-storey extension on the west elevation and single storey extension on the south elevation at 9 Knapdale Place, Dundee.

The extension will provide a garage, kitchen and living area on the ground floor and one bedroom with an en suite on the first floor. The extension will be finished in dry dash render and concrete roof tiles to match the existing dwelling.

The original proposal was a 2-storey extension on the west and south elevation. However in response to the concerns raised by the neighbour to the west the southern section of the extension was reduced to single storey.

SITE DESCRIPTION

The application site is located on the south side of Knapdale Place, with Carradale Drive to the west and Ardmish Place to the south. The application property is a 2-storey semi-detached house with dry dash render finish, facing brick basecourse and concrete interlocking roof tiles. There is a 1.8 metre high timber fence along the east, west and south boundaries. There is a driveway along the west gable and garden ground to the front and 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:

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, 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 more than 50% of the original garden ground would be lost.

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: Proposals to alter or extend existing dwelling houses will only be permitted where:

- a There is no adverse impact on the appearance of prominent elevations of the house; and



- b There is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c More than 50% of the original useable garden area will be retained;
- d 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 13 is relevant to this application and states that places, spaces and objects should combine meaning and beauty with utility. It is considered that the proposed development achieves the aims of this key theme.

SITE HISTORY

There is no site history of direct relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the west of the application site stating concerns about overshadowing due to the massing of the extension.

In response to the concerns raised by the neighbour the applicant submitted amended drawings which reduced the extension on the south elevation to single storey. However the neighbour maintained their objection to the proposal.

Copies of the objection are available for viewing in the members' lounges.

CONSULTATIONS

The relevant Council Departments and other bodies were consulted and no adverse comments were 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 proposal is for a 2-storey extension on the west elevation with a single storey extension on the south

elevation and one letter of objection was received from a neighbouring resident to the west of the application site.

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 specifies that extensions will be permitted provided the appearance of the house and surrounding area is not adversely affected. The extension will be designed and finished in materials to match the existing dwelling. On the north elevation the extension is the same height and is built on the same building line as the existing house. The single storey extension on the south elevation has been designed to complement the design of the house. It is considered that the design and scale of the extension is in keeping with the character of the existing house and the surrounding area.

The extension is located on the east side of the objectors house, therefore there is overshadowing of the rear living room window and northern section of the garden in the early morning. The reduction of the extension to the south to single storey reduces the detrimental impact on the neighbouring property. Sunlight and daylight is however maintained during the afternoon and evening due to the location and scale of the extension. It is therefore considered that the scale and orientation of the extension will not significantly affect the degree of sunlight, daylight or privacy enjoyed by occupants of adjoining properties.

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 14: Alterations and Extensions to Houses. For the reasons set out for Housing Policy H4 it is considered that the proposed development is in accordance with Policy 14.

Objections

An objection letter was received from the neighbour to the west of the application site regarding issues of

overshadowing and the height of south section of the extension. In response to the issues raised through the objection the applicant submitted amended plans which reduced the south section of the extension from 2-storey to single storey. This reduction in height of the extension to the rear of the house will help to reduce the loss of morning sunlight experienced by the adjoining property. Sunlight and daylight will be maintained during the afternoon and evening. It is therefore considered that the amount of overshadowing experienced by the neighbour is insufficient to warrant refusal.

It is concluded that there are no material considerations such as to justify departing from the provisions of the development plan and is therefore recommended that planning permission be granted with conditions.

Design

The new extension will be finished in a design and materials to match the existing dwelling. The proposal will not detract from the visual quality of the area.

CONCLUSION

The proposal involves the erection of a 2-storey extension on the west elevation with a single storey extension on the south elevation. The scale, design and appearance are considered acceptable for this location. It is considered that the proposal will not have a significant adverse impact on the environmental quality of local residents by virtue of overshadowing. It is considered that the proposal is in accordance with 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 are not considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for approval subject to conditions.

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, in particular details of the finishing materials for the west elevation, 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.