

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

Elevational alterations and extension

Address1 Inchkeith Terrace
Broughty Ferry
Dundee
DD5 2LD**Applicant**Mr & Mrs O'Connor
1 Inchkeith Terrace
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DD5 2LD**Agent**James R Culloch RIBS ARIAS
The Design Studio
95 Dundee Road
Carnoustie
DD7 7EW**Registered** 12 March 2004**Case Officer** J Robertson

Proposed Extension to House in Inchkeith Terrace

The proposed extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the development plan.

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

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the west elevation of 1 Inchkeith Terrace, Dundee.
- In response to concerns raised by neighbours regarding overlooking the applicant amended the scheme by moving the north east facing window to look south east.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the application, which seeks to protect 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
- One letter of objection and one letter of representation have been submitted. The issues raised related to overlooking and subsequent loss of privacy.
- It is considered that the proposal is in accordance with Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review and is unlikely to have an adverse impact on the amenities enjoyed by neighbouring residents. 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 single storey extension on the northwest and northeast elevations of the house at 1 Inchkeith Terrace. The proposal will provide a master bedroom/en-suite, family room and bathroom extension. The extension will be finished in a dry dash render and concrete roof tiles to match the existing dwelling.

The original proposal had a window on the north east elevation looking into an existing window in the neighbouring property. In response to concerns raised by the neighbour amendments were made on the north east elevation of the extension so that the window will face southeast.

SITE DESCRIPTION

The application site is located on the northwest side of Inchkeith Terrace with Inchkeith Avenue to the northeast and Inchcolm Gardens to the north. The application property is a single storey detached house with dry dash render, facing brick basecourse and concrete interlocking roof tiles. The driveway is located along the northeast gable and there is garden ground to the front and rear of the house. The boundary to the northwest is a 1.5 metre wooden fence with a line of trees in front of the fence. The boundary to the southwest is a post and wire fence and 1.5 metre hedge.

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:

Housing 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 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; and
- 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 the application site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the northwest of the application stating concerns regarding overlooking and loss of privacy.

Representation was made by a neighbour to the north east of the property drawing attention to the proposed window looking directly into their existing southwest facing window.

In response to the concern raised regarding the north east facing window the applicant amended the proposal so that the window would face south east and would therefore not overlook the neighbouring property.

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

CONSULTATIONS

No adverse comments were received from any of the statutory consultees for the proposed extension.

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 single storey extension on the northwest and northeast elevations of the dwelling. One letter of objection was received

from neighbouring residents to the northwest 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.

Housing 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. The extension is to be single storey in keeping with the design of the existing house and the surrounding area. It is considered that the design of the extension would not have a detrimental visual impact on the existing house or the surrounding area.

It is 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 property. The extension will only be single storey which will be located 7 metres from the northwest boundary and 2 metres from the northeast boundary with neighbouring 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 2003.

Policy 14: Alterations and Extensions to Houses. For the reasons set out for Housing Policy H4 it is considered that the proposal complies with Policy 14.

Objections/ Representation

One letter of objection was received from neighbours to the northwest regarding issues of overlooking due to the location of windows on the northwest elevation of the extension. The applicant and objectors houses are both single storey. The proposed windows of the extension are offset from existing windows of the objectors house therefore there will be no potential of direct overlooking. The mutual boundary between the properties is a minimum of 7 metres from the extension, which provides an appropriate distance to minimise the

potential of overlooking. The boundary consists of a wooden fence and a line of trees; in addition the topography of the land rises to the northwest. It is therefore considered to be adequate screening to prevent loss of privacy to neighbouring properties. It is considered that the proposed extension will have significantly less impact with regards to overlooking than the existing conservatory on the applicant's house.

Representation was made by neighbours regarding a concern of a window of the extension on the northeast elevation, which will look directly into an existing window of the neighbouring property. The applicant was asked to address this issue of overlooking in order that the privacy of neighbouring properties is maintained. An amended plan was submitted showing alteration to the extension on the north east elevation to resolve the issue of overlooking into the adjacent property. It is considered that no significant overlooking will now occur as a result of the changes made to the proposal.

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 amenity of the area

CONCLUSION

The proposal involves the erection of a single storey extension on the northwest and northeast elevations of the existing house. The scale, design and appearance are considered acceptable for this residential location. It is considered that the proposal will not adversely impact on the environmental quality enjoyed by local residents. 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 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