

**KEY INFORMATION**

**Ward** West Ferry

**Proposal**  
Single Storey extension to existing house

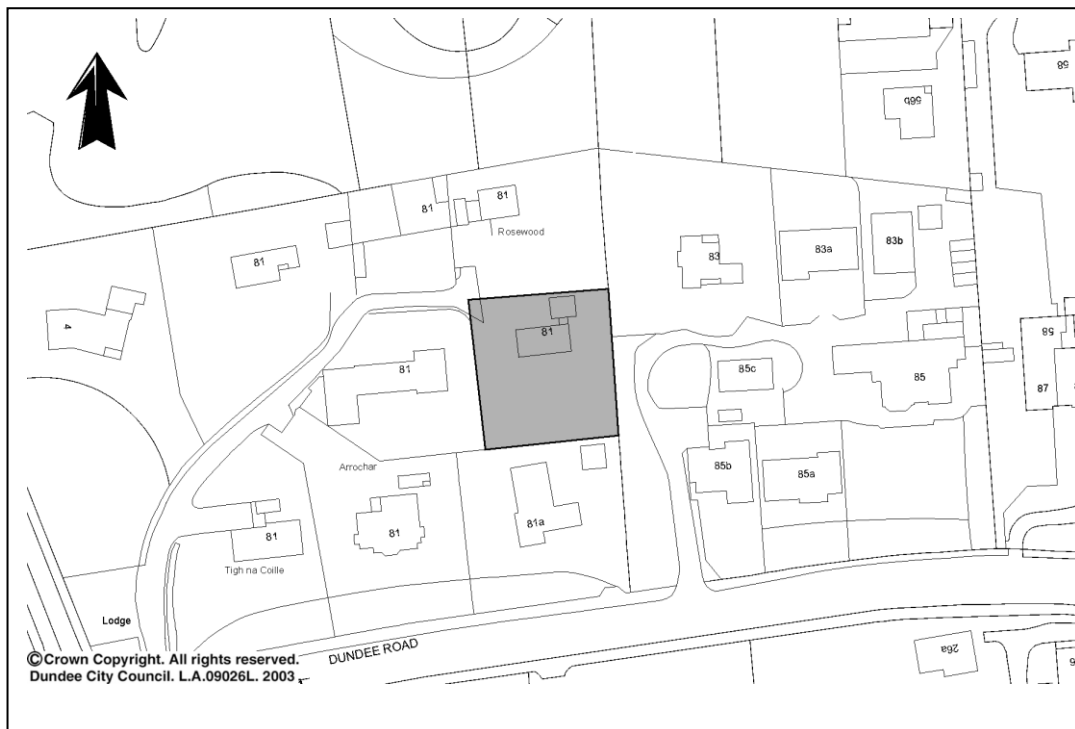
**Address**  
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**Applicant**  
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**Registered** 7 May 2004

**Case Officer** G S Reid



# Proposed House Extension in Dundee Road

A Single storey extension to an existing house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposals are 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 the erection of single storey extensions on the east and south elevations of the house at 81 Dundee Road, Broughty Ferry, Dundee.
- The Development Quality Committee deferred consideration of this application at its meeting on the 30 August 2004 and subsequently on the 6 December 2004 in order for the drainage of the site to be further investigated.
- The proposals raise issues for consideration in terms of the Housing and Built Environment Policies of the Dundee Local Plan 1998 and Policy 14 and 61 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received from a neighbour in the property immediately to the south. The main concern was that the surface water and pool water would exacerbate existing problems with regards to flooding in the surrounding area.
- The applicants have now achieved agreements with Scottish Water to discharge both the surface water from the extensions and the water from the swimming pool to the public drainage system.
- It is considered that the proposed extensions are in accordance with the Housing and Built Environment Policies of the Dundee Local Plan 1998 and Policy 14 and 61 of the Finalised Dundee Local Plan Review. In addition, it is considered that the applicant has satisfactorily addressed the concerns raised by the objector.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of single storey extensions on the east and south elevations of the house at 81 Dundee Road, Broughty Ferry, Dundee.

The extension on the east elevation is to accommodate a new kitchen and the extension to the south is to accommodate an indoor swimming pool. The extension on the south elevation also includes the removal of the existing conservatory and its replacement to extend the existing lounge.

The extensions are to be finished in facing brick to the walls and a single ply membrane to the roof.

The Development Quality Committee deferred consideration of this application at its meeting on the 30 August 2004 and subsequently on the 6 December 2004 in order for the drainage of the site to be further investigated.

The applicant has submitted a letter from Scottish Water setting an agreement with them to accept both the surface water from the extensions and the water from the swimming pool into the public drainage system.

## SITE DESCRIPTION

The application site is located on the north side of Dundee Road and is located to the east of the junction with Fairfield Road. The application property is a two storey detached house with separate garage to the north. There is garden ground to all sides of the house with the main area to the south. The house is finished in facing brick to the ground floor and clay tiles to the 1st floor. The roof is finished in copper. There is a conifer hedge to the east and north and planted areas to the south and west. There are residential properties to the north, east, south and west of the application site.

## POLICY BACKGROUND

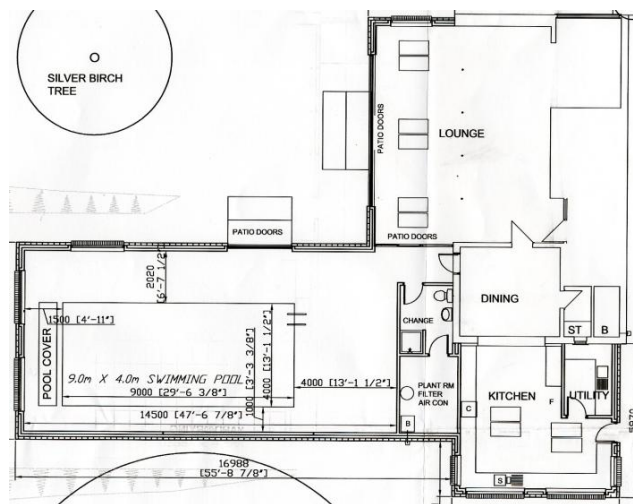
### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

Housing Policy H4: this policy seeks to ensure that alterations and extensions to houses do not adversely affect the appearance of the property or the surrounding area. In addition, the policy advise that approval is unlikely to be granted where 1) the siting and scale of the extension significantly affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property, 2) where the materials style and form are alien to the existing building and 3) where more than 50% of the original garden ground would be lost and off-street parking reduced.



Built Environment Policy BE11 Development in Conservation Areas: this policy advises that within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area.

### 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:

Policy14 Alterations and Extensions to Houses: this policy 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; and,
- 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.

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

## 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 is relevant to the consideration of this application. This theme seeks to ensure that diversity and local distinctiveness are valued and protected. The application site is located within the West Ferry Conservation Area. It is considered that given the design and finishing materials proposed the development would be in accordance with Key Theme 15.

## 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 from a neighbour in the property immediately

to the south. The main concern was that the surface water and pool water would exacerbate existing problems with regards to flooding in the surrounding area.

Subsequent to the deferral of the application the objector has submitted consultants reports covering the potential flooding risk from the proposed development.

Copies of the objection letter and reports are available in the Members' Lounges and the concerns raised are addressed in the 'Observations' section of this report.

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## CONSULTATIONS

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

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## OBSERVATIONS

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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 Development Quality Committee deferred consideration of this application on the 30 August 2004 and subsequently on the 6 December 2004 in order for the drainage of the site to be more fully investigated.

The applicant has submitted further supporting information setting out agreements reached with Scottish Water for the regarding discharging both the surface water from the extensions and the pool water to the public drainage system. This removes the previous requirement to provide a soakaway to drain the development.

The objector also submitted a further consultants report covering the potential risk of flooding from the proposed development.

The application is for single storey extensions to the east and south of the existing house at 81 Dundee Road to

accommodate a new kitchen, extension to the existing lounge and an indoor swimming pool. The proposal raises issues for consideration in terms of Housing Policy H4 and Built Environment Policy BE11.

Housing Policy H4 seeks to ensure that alterations and extensions to houses do not adversely affect the appearance of the property or the surrounding area. In terms of appearance the proposal is considered to be of an acceptable design and would not have an adverse affect on the appearance of the house or surrounding area. Policy H4 advises that approval of proposals 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. Given the location and height of the extension relative to surrounding properties it is considered that there would be no impact on the amenity of residents due to loss of sunlight, daylight and/or privacy.

The application site is located within the West Ferry Conservation Area. The location of the proposed extension within the site will mean that it will not be particularly visible from outwith the site. The design of the extension is considered to be acceptable as outlined above. It is considered that the proposal is in accordance with Built Environment Policy BE11 of the Dundee Local Plan 1998.

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:

Policy 14 Alterations and Extensions to Houses sets out similar criteria to Housing Policy H4 of the adopted Local Plan. For the reasons set out above it is considered that the proposed development is in accordance with Policy 14.

Policy 61 Development in Conservation Areas advises that all development proposals will be expected to preserve or enhance the character of the surrounding areas. For the reasons set out above it is considered that the proposals are acceptable in terms of Policy 61.

A single letter of objection was received from the neighbour to the south raising concerns with regards to the potential exacerbation of existing flooding problems due to the increase in surface water discharge from the roof and pool water disposal.

The Development Quality Committee deferred consideration of the application to further investigate the drainage arrangement in light of the objectors concerns.

The objector has also submitted consultant's reports covering the potential risk of flooding from the proposed development. The consultant's reports conclude that disposal of surface water to a piped system is preferred.

The applicants have now reached an agreement with Scottish Water to accept all of the surface water and swimming pool water to the public drainage system. A copy of a letter from Scottish Water setting out the agreement has been submitted by the applicants. As such it is considered that the objectors concerns as set out in the consultant's reports have been fully addressed. A condition requiring the drainage of the proposal to the public system should be attached to the planning permission if approved.

It is concluded from the foregoing that there are no material considerations that would justify the refusal of planning permission and it is therefore recommended that planning permission be granted with conditions.

## Design

The extensions are of a simple design and incorporate finishing materials to complement the existing house. The proposals are considered to be of an acceptable quality of design.

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## CONCLUSION

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It is considered that the proposed extensions are in accordance with the Housing and Built Environment Policies of the Dundee Local Plan 1998 and Policy 14 and 61 of the Finalised Dundee Local Plan Review. In addition, it is considered that the applicant has fully addressed the concerns raised by the objector.

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**RECOMMENDATION**

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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 finishing materials shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out using only such approved samples.
- 3 That all surface and swimming pool water generated by the extensions shall be disposed of to the public drainage system only and this shall be in agreement with Scottish Water as per their letter dated 25 January 2005

**Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the appearance of the proposed extensions are of a satisfactory standard.
- 3 To ensure that the site can be properly drained without detriment to the surrounding area.