

KEY INFORMATION

Ward Balgillo

Proposal

Proposed 2 storey extension
on west elevation

Address

10 Langlea Place
Broughty Ferry
Dundee
DD5 3RP

Applicant

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Agent

Registered 18 May 2004

Case Officer J Robertson



Proposed House Extension in Langlea Place

The proposed 2 storey extension on the west elevation is **RECOMMENDED FOR APPROVAL** subject to approval. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the Development Plan and the letter of objection is of insufficient weight to warrant refusal of the application.

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

SUMMARY OF REPORT

- Planning permission is sought for a one and half storey extension on the west elevation of 10 Langlea Place, Broughty Ferry.
- The proposal raises issues for consideration in terms of Housing Policy H4 of Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received from a neighbour to the west of the application site raising concerns with regards to overlooking and overshadowing.
- In response to these concerns the applicant amended the scheme removing the window on the west elevation of the extension. The objector withdrew their concern with regards to overlooking but retained their concern with regards to overshadowing.
- It is considered that the proposed development is in accordance with Housing Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. It is considered that the objection raised is not of sufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a one and half storey extension on the west elevation of 10 Langlea Place, Broughty Ferry. The extension will be finished in dry dash render and concrete roof tiles with the proposed dormers on the front and rear finished in timber to match the existing house.

The original proposal had a window on the upper floor on the west elevation. In response to concerns raised by the objector with regards to overlooking the applicant removed the window from the proposed extension.

SITE DESCRIPTION

The application site is located on the southwest side of Langlea Place, with Ceres Crescent to the west and Balgillo Road to the north. The application property is a one and half storey semi-detached house finished in facing brick, dry dash render, timber cladding and concrete roof tiles. There is a garage located to the north of the house with a corresponding driveway. There is garden ground to the front and rear of the property. The rear garden ground is defined by 1.8 metre high brick and timber boundaries.

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;



- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- 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 relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from neighbour to the west of the property stating concerns regarding overlooking and overshadowing. In response to the objection the applicant submitted an amended plan removing the window on the west elevation. The objector withdrew their concerns with regards to the overlooking however maintained their concerns with regards to overshadowing.

Copies of the objection are available for viewing in the Members' Lounges and the issues raised are addressed in the "Observations" section of this report.

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 the erection of a one and half storey extension on the west elevation of the existing house. One letter of objection was received from a neighbouring property 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. Housing Policy H4 specifies that extension will be permitted provided the appearance of the house and the surrounding area is not adversely affected. The proposed extension will be finished in dry dash render with concrete roof tiles to match the existing house. The size and scale of the extension are considered to be appropriate for the existing house. The proposed dormers are to be the same dimensions and to be finished in the same materials as the existing dormers. It is considered that the proposal would not have a detrimental affect on the visual appearance of the house or the surrounding area.

In terms of overlooking, the applicant submitted amended plans addressing concerns by removing the window on the west elevation. On the basis of the amended plans, it is not considered that there will be significant overlooking.

In terms of overshadowing the proposed extension will be erected on the west elevation and will be the same height as the existing house. Given the location of the extension relevant to the surrounding properties it is considered that there will be no significant increase in overshadowing. An objection was received from a resident to the west of the application site raising concerns with regards to overshadowing. However given that overshadowing is only likely to occur early in the morning it is not considered that there will be a significant detrimental impact.

In terms of private garden ground the existing amenity space is approximately 180 square metres and with the extension it will be reduced to approximately 155 square metres, therefore the proposal will retain more than 50% of useable garden ground.

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: Proposals to alter or extend existing dwelling houses reiterates Housing Policy H4 of the Dundee Local Plan 1998 and therefore with reference to the reasons given the proposal is considered to comply with Policy 14.

Objections

One letter of objection was received from a neighbouring property to the west of the site raising concerns regarding overlooking and overshadowing. The applicant amended the proposal to address concerns with regards to overlooking through the removal of a window on the west elevation. The objector withdrew their concerns with regards to overlooking however maintained their concerns with regards to overshadowing. This matter has been addressed in the consideration of the application against the criteria set out for Housing Policy H4. It is considered that the proposed extension would not have a significant impact in terms of overshadowing.

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

Design

The proposed extension will be finished in dry dash render and concrete roof tiles with the dormers finished in timber cladding to match the existing house. It is considered that the design of the extension and dormers are in keeping with the character of the existing house. The proposal is not considered to be detrimental to the visual amenity of the surrounding area.

CONCLUSION

It is concluded 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.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any subsequent re-enactment thereof, no window shall be formed in the west gable of the proposed extension.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the level of privacy enjoyed by surrounding occupiers.