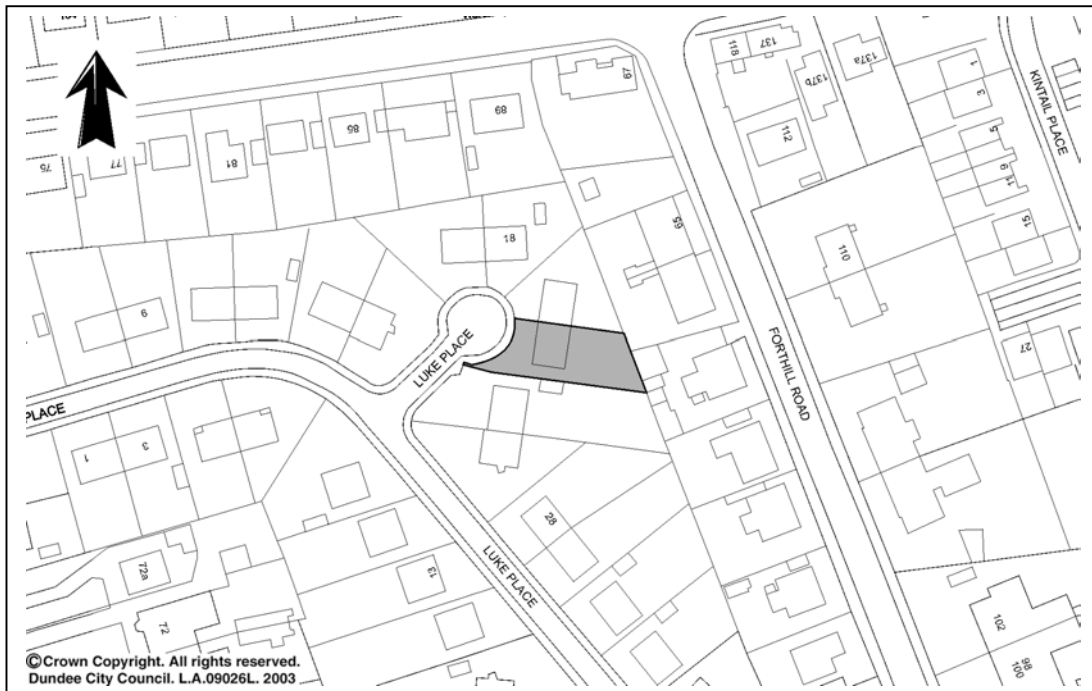


KEY INFORMATION**Ward** West Ferry**Proposal**

Form dormer on east elevation

Address22 Luke Place
Broughty Ferry
Dundee
DD5 3BN**Applicant**Mr D Henderson
22 Luke Place
Broughty Ferry
Dundee
DD5 3BN**Agent**Andrew Black Design
36 Main Street
Invergowrie
Dundee
DD2 5AA**Registered** 18 May 2004**Case Officer** J Robertson

Dormer Extension Proposed in Luke Place

The proposal to form a dormer on the east elevation 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 and there are no material considerations that would justify departing from the provisions of the Development Plan.

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

SUMMARY OF REPORT

- Planning permission is sought for a dormer on the east elevation of 22 Luke Place, Broughty Ferry.
- The proposal raises issues for consideration in terms of Housing Policy H4 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 to the north of the application site raising concerns with regards to overlooking.
- 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 to form a dormer on the east elevation of the house at 22 Luke Place. The proposal will provide two bedrooms and a shower room through an attic conversion. The dormer will be finished in dry dash render and concrete roof tiles to match the existing house.

SITE DESCRIPTION

The application site is located on the east side of Luke Place with Forthill Road to the east and Balgillo Road to the north. The application property is a single storey semi-detached house finished in dry dash render and concrete roof tiles. There is garden ground to the front and rear of the property. The boundaries in the rear garden are defined by 1.8-metre high timber panel fencing to the north and south and 1.8 metre high wall on the east boundary. There is a driveway along the gable end on the south elevation.

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 extension 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:



- there is no adverse impact on the appearance of prominent elevations of the house;
- there is no significant loss of sunlight, daylight or privacy to occupants of neighbouring properties;
- 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 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

03/00510/FUL - Erection of a dormer to east elevation of 22 Luke Place - Approved with conditions on 19 September 2003.

PUBLIC PARTICIPATION

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

Copies of the objection are available for viewing in the Members' Lounges and 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 dormer.

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 proposal is for the formation of a dormer on the east elevation. One letter of objection was received from a neighbouring resident to the north 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 only be permitted provided the appearance of the house and the surrounding area is not adversely affected. The proposed

dormer is to be located on the rear of the house and therefore will have no detrimental impact on the streetscape. In the surrounding area there are a number of properties with dormer extensions in particular the adjacent property to the north has a dormer on the front elevation. The size of the extension is considered to be appropriate in relation to the house and the proposed finishing materials are dry dash render and concrete roof tiles to match the existing house.

In terms of overlooking which was the concern raised by the objector, the proposed dormer will face east/southeast. It is not considered that there will be a significant degree of overlooking to the north given the position of the dormer in relation to the adjacent property. There are existing 3-storey flats located to the east already overlooking the existing properties and will continue to have more of an impact in terms of overlooking than the proposed dormer.

In terms of overshadowing it is not considered that this development will cause any significant overshadowing.

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. With reference to the reasons given for Housing Policy H4 it is considered that the proposal complies with Policy 14.

Objections

One letter of objection was received from a neighbouring property to the north of the site. The objectors raised concerns with regards to overlooking. It should be noted that previous permission was granted for a smaller dormer with velux windows on the rear elevation. The proposal does not result in a significant increase in terms of windows provided. In terms of overshadowing, this has been addressed in the consideration of the application against the criteria set for Housing Policy H4. It is considered that the proposed dormer would not

have a significant impact in terms of overlooking.

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

Design

The proposed dormer will be finished in dry dash render and concrete roof tiles. It is located on the rear elevation of the house and will therefore have no detrimental visual impact on the prominent elevations of the house. It is considered that the design of the dormer is in keeping with the character of the house.

CONCLUSION

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 concern raised by the objector is 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.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.