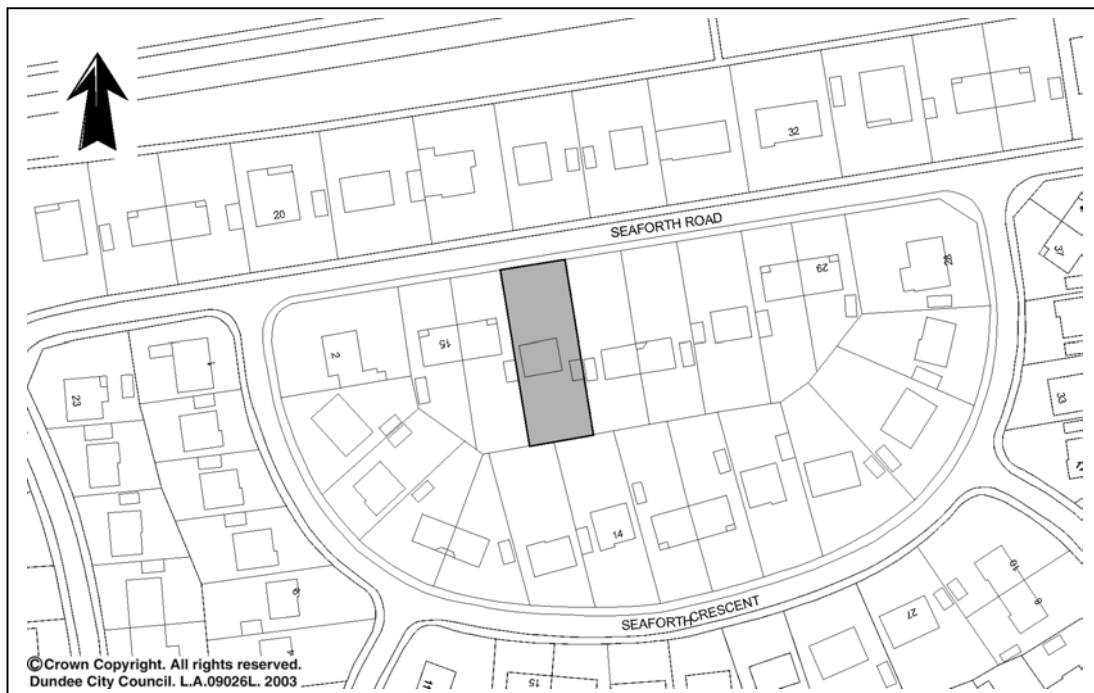


KEY INFORMATION**Ward** West Ferry**Proposal**

Alterations and extension to dwelling house.

Address19 Seaforth Road
Broughty Ferry
Dundee
DD5 1QG**Applicant**Mr & Mrs Ashid
19 Seaforth Road
Broughty Ferry
Dundee
DD5 1QG**Agent**Davidson Properties
49 Yeaman Street
Carnoustie
DD7 7AW**Registered** 25 May 2004**Case Officer** J Robertson

House Extension Proposed in Seaforth Road

The alterations and extension to dwelling house 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 the objections received are not of sufficient weight to warrant refusal of the application.

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

SUMMARY OF REPORT

- Planning permission is sought for a 2-storey extension on the east and south elevations of 19 Seaforth Road, Broughty Ferry.
- Housing Policy H4 of the Dundee Local Plan is relevant to the application, which seeks to protect residential amenity from adverse impact of alterations and extension to houses. Policy 14 of the Finalised Dundee Local Plan Review is a material consideration and reiterates the former policy.
- Three letters of objection were received raising concerns regarding massing, loss of light and overlooking.
- It is considered that the proposed development is in accordance with Housing Policy H4 of Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. It is considered that the objections raised are not of sufficient weight to warrant refusal of the application

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 2-storey extension on the east and south elevations plus alterations to the north elevation of 19 Seaforth Road. The proposal will provide an integral garage, porch, lounge, kitchen and dining room on the ground floor and 3 additional bedrooms and en-suite on the upper floor. The extension will be finished in dry dash render, facing brick and concrete roof tiles to match the existing house.

SITE DESCRIPTION

The application site is located on the south side of Seaforth Road, with Arbroath Road to the north and Seaforth Crescent to the south. The application property is a 2-storey detached house finished in dry dash render, facing brick basecourse, timber cladding and concrete roof tiles. There is an existing garage on the east elevation with a corresponding driveway and adequate curtilage parking. There is an existing single storey flat roofed extension on the south elevation of the house. The garage and the extension will be removed from the existing property. There is garden ground to the front and rear of the property. The boundaries of the garden ground to the rear are defined by timber fencing to the east, plant screening to the south and a rendered wall to the west.

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 occupants of adjoining

properties, 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 three letters of objection were received from neighbouring residents to the east and south of the application site. The concerns raised by the objectors were in regards to massing, loss of sunlight and overshadowing.

Copies of the objections 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 a 2-storey extension on the east and south elevations of the existing house. Three letters of objection were received from neighbouring residents.

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 appearance of the proposed extension on the east elevation provides a 2-storey extension with the same proportions as the existing house. The details of the design and the materials used are in keeping with the existing house. There will be a minimal effect on the appearance of the streetscape along Seaforth Road.

The proposed extension is large in scale however it is to be built along the same building line as the properties to the east, therefore having a minimal impact in terms of massing in relation to the surrounding residents. The porch and garage on the front elevation protrude beyond the existing building line however a canopy feature has been designed to complement the existing house. The overall size of the application site is considered to be sufficient to accommodate an extension of this size and scale.

Given the location of the house in relation to properties to the east and west it is considered that there will be no significant increase in overshadowing. It is also considered given the distance of the house from the properties to the north and south that there will not be a significant increase in overshadowing. Therefore in terms of overshadowing it is considered that there would be no significant detrimental impact on the amenity of surrounding residents.

In terms of overlooking the existing upper floor windows have a window-to-window distance of 34 metres to the property to the south. The proposed extension will reduce this distance to 31 metres however it is considered that this distance is adequate to ensure that there will not be a significant increase in overlooking. Given the location of the house in relation to the properties to the east and west it is considered that there will be no significant increase in overlooking.

In relation to useable garden ground the existing rear garden is approximately 220 square metres and

with the proposed extension the garden ground will be reduced to 200 square metres. It is considered that adequate garden ground is retained in relation to the increased size of the house. In accordance with Housing Policy H4 more than 50% of the original garden ground will be retained.

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 proposal complies with Policy 14.

Objections

Three letters of objection were received from the neighbouring properties to the east and south of the site. The objectors raised concerns with regards to massing, loss of light and overshadowing. These matters have been addressed in the consideration of the application against the criteria set out in Housing Policy H4. It is concluded that the proposed extension would not have a significant impact in terms of overlooking and overshadowing. In terms of massing it is considered in this instance that the application site is of a suitable size to accommodate this extension.

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 is granted with conditions.

Design

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

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 concerns raised by the objectors 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.

Reason

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