

KEY INFORMATION

Ward Riverside

Proposal

Two and a half storey extension to dwelling house

Address

Tree Tops
474 Perth Road
Dundee DD2 1LL

Applicant

Mr & Mrs Cruickshank
Tree Tops
474 Perth Road
Dundee DD2 1LL

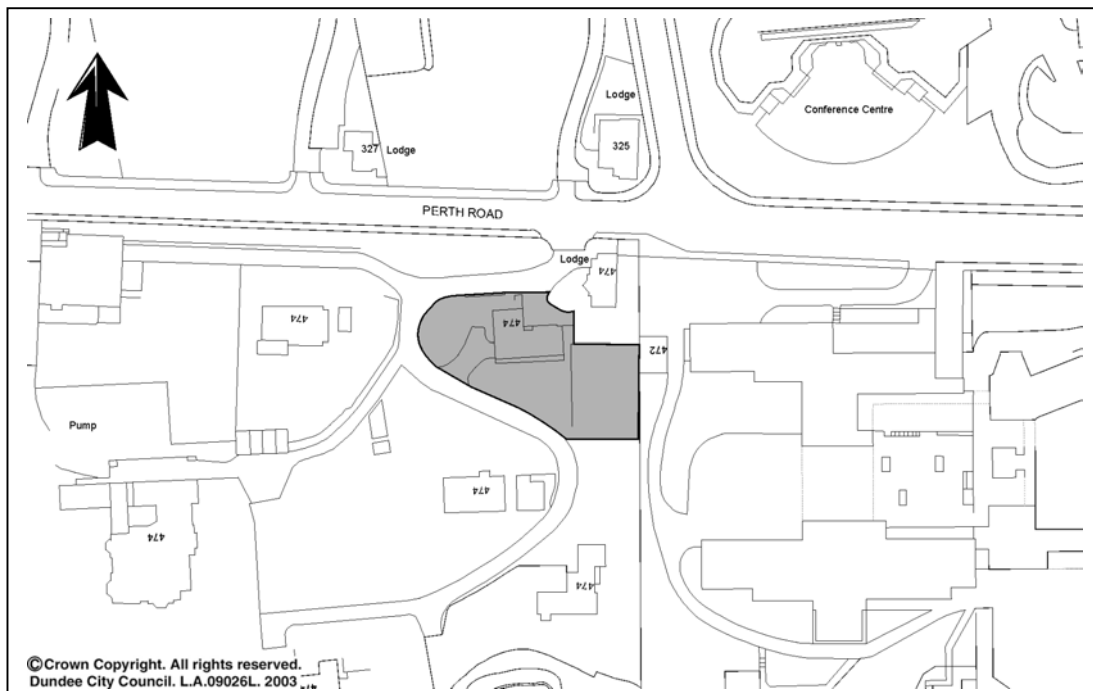
Agent

James Paul Associates
4 Brook Street
Dundee DD5 1DP

Registered 28 May 2004

Case Officer

Rory Anderson



Proposed Extension to a House in Perth Road

The Two and a half storey extension to dwelling house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension to the dwellinghouse does not cause adverse amenity issues and the landscaped setting of the conservation area will not be detrimentally affected. The proposal conforms to local plan policy and there are no material considerations, which warrant overturning policy in this case. Accordingly approval of the application is recommended.

SUMMARY OF REPORT

- An application has been received for the extension to the above dwellinghouse. The substantial extension amounting to some 100m², which will almost double the size of the house is designed to match the existing house in terms of scale, mass and finished materials.
- The house is set in the former policies of the main house at 474 Perth Road and is among six other similar detached properties. The overall area is heavily landscaped and forms part of the Western Suburbs Conservation Area.
- Two Letters of objection have been received. The main issues arising relate to drainage, access, design, loss of trees and future development potential of the site. The issues of drainage and future development are not relevant to this application, the issues of access and design are considered acceptable by the council and the issue of tree loss is covered by a condition.
- Whilst it is acknowledged that the extension is substantial and will involve the loss of some trees on site, it is considered that it is in keeping with the original house and the character of the area trees will be planted elsewhere in the site. The overall landscaped setting of the conservation area will not be affected. In this respect the proposal is in conformity with development plan policy and there are no material considerations, which warrant overturning policy in this case. Accordingly approval of the application is recommended.

DESCRIPTION OF PROPOSAL

It is proposed to extend the above dwellinghouse. The extension will be on the western elevation and be two and a half storeys in height. It will be finished in a combination of white wet dash render, brick base course painted white and a slated roof. All of these materials will match the existing dwellinghouse. The substantial extension covers approximately 100m² of floor area and will provide accommodation on three floors. As part of the extension two balconies will be provided, an extension of an existing balcony at first floor level and a double garage at ground floor level. A new dormer is also proposed on the northern elevation.

SITE DESCRIPTION

The site in question is located on the south side of Perth Road, some 20m west of its junction with West Park Road. It is located within the policies of a substantial House at 474 Perth Road. The sloping site contains the two storey dwelling which has a driveway to the north and south of it, appearing to be single storey from the north as the ground rises. The hipped roof house is currently finished in white wet dash render with a slated roof. It has an overhanging eaves which accommodates a full length balcony at first floor level. The site is heavily landscaped and the proposed extension will necessitate the removal of an existing detached garage and several mature trees and shrubs. The dwellinghouse is located within the Western Suburbs Conservation Area.

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:

H4 - Protection of Amenities

BE4 - Development In Garden Ground

BE11 - Development in Conservation Areas

ENV12 - Existing Trees on Development Sites

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 – Alterations and Extensions to dwellinghouse

Policy 15 – Development in Garden Ground

Policy 61 – Development in



Conservation Areas.

Policy 72 – Trees and Urban Woodland

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of

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 indicates that places, spaces and objects combine meaning and beauty with utility. Key Theme 15 indicates diversity and local distinctiveness are valued and

protected. The current proposal supports these themes.

SITE HISTORY

01/30097/FUL - alterations to house and formation of double garage - approved - 08.08.2001

02/00537/FUL - Erection of double garage - 06.09.2002

PUBLIC PARTICIPATION

Two letters of objection have been received from neighbouring properties. The main issues arising are the ability of a drainage pipe to carry waste water effectively; the potential future use of the enlarged property as flats; the resultant house would be out of keeping with the houses in the area in terms of scale and mass; the width of the private road serving the development; increases in traffic entering onto Perth Road and the loss of the yew trees on the site. These issues will be examined in greater detail in the "Observations" section of this report.

CONSULTATIONS

No adverse comments have been received regarding the application.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 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

H4 - Protection of Amenities - It is considered that although the extension is a sizeable one the house in question is a large detached house set in substantial grounds. The scale and appearance of the extension are in keeping with the original dwelling and there are no privacy implications as a result of the development. The property has extensive garden ground

to the east of the main house for the residents to enjoy. In this respect the amenity of the property and surrounding properties is maintained and the application does not conflict with this policy.

BE4 - Development In Garden Ground - This policy is intended to maintain the appearance, setting and landscaping associated with older more historic properties in Dundee. It is considered that the current proposal does not conflict with any of the criteria associated with this policy. The size of the extension does not conflict with the setting and scale of the original house it does not breach any of the fabric of any of the curtilage or any original curtilage buildings. There is sufficient setting within the existing house to accommodate this extension and although there are some trees to be removed as a result of the extension these trees will be replaced by commensurate planting elsewhere in the curtilage. It is considered the proposal does not conflict with this policy.

BE11 - Development in Conservation Areas - the proposed development of this modern house does not have a major bearing on the setting of the conservation area. The only impact it may have is the removal of a small number of trees from the site. However the overall heavily landscaped setting of this part of the conservation area will not be compromised by the development and commensurate planting elsewhere will ensure the overall setting is maintained.

ENV12 - Existing Trees on Development Sites - The proposal does include the removal of some trees on site. The overall setting of the area is one of heavy landscaping and although this will not compromise this, commensurate planting should take place elsewhere in the area to make up for the loss. Although the trees to be removed are not individually impressive or have their own setting they do contribute to the fairly rustic nature of the site. A tree survey has been submitted which justifies the removal of the trees. This is accepted by the council.

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 dwellinghouse - similar considerations are given to this policy as H4 above.

Policy 15 - Development in Garden Ground - similar considerations are given to this policy as BE4 above.

Policy 61 - Development in Conservation Areas - similar considerations are given to this policy as BE11 above.

Policy 72 - Trees and Urban Woodland - similar considerations are given to this policy as ENV12 above.

The points raised by the objectors

The point raised about the drainage system being insufficient to accommodate the waste from the extension is a private matter between the owners of the pipe i.e. the house owners. It is the responsibility of the applicant to ensure that the drainage arrangements are satisfactory over that part of the network that is privately owned, which is the case here. The concerns raised about accessing the site and increased car numbers blocking access onto the private driveway serving the houses is not shared. The access onto Perth Road is acceptable at present and a house extension will not necessarily increase car numbers accessing the site. The proposed garage will accommodate four cars, which is more than sufficient off street parking for a single house, and complies with council policy. In addition to this there is ample driveway to accommodate other parking. The loss of the trees has been assessed above and will be complemented with alternative planting. The point raised about future uses of the house is not relevant to this planning application. Such proposals (if ever realised) will be assessed via formal planning applications and considered in line with council policy.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify refusal of planning permission contrary to the provisions of the development plan. It is

therefore recommended that planning permission be granted with conditions.

Design

The design of the extension is in keeping with the existing house in terms of scale, mass and external appearance, including finished materials. Although the dwellinghouse is being substantially increased the resultant large dwelling is in keeping with other substantial houses elsewhere in the policies of the original house. It is considered that the design of the house is acceptable in terms of the impact the house and the overall setting.

CONCLUSION

Although the extension will result in the loss of some smaller trees on the site the overall setting is not compromised and the original appearance of the dwellinghouse is respected. There are no adverse issues of residential amenity or access and parking. The proposal conforms to Local Plan Policy and there are no material considerations, which justify overturning policy in this case. Accordingly approval of the application is recommended.

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 That prior to the commencement of development on site a full detailed plan of proposed landscaping be submitted to and agreed in writing to the satisfaction of the planning authority. The detailed plan shall include replacement planting of the yew trees on a 1:1 basis at agreed locations with a minimum tree size of 1.5m rootballed containerised trees, planted as per BS:4043. Timescales for commencement and completion of the planting and a scheme of maintenance thereafter.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In the interests of visual amenity and the landscaped setting of the site.