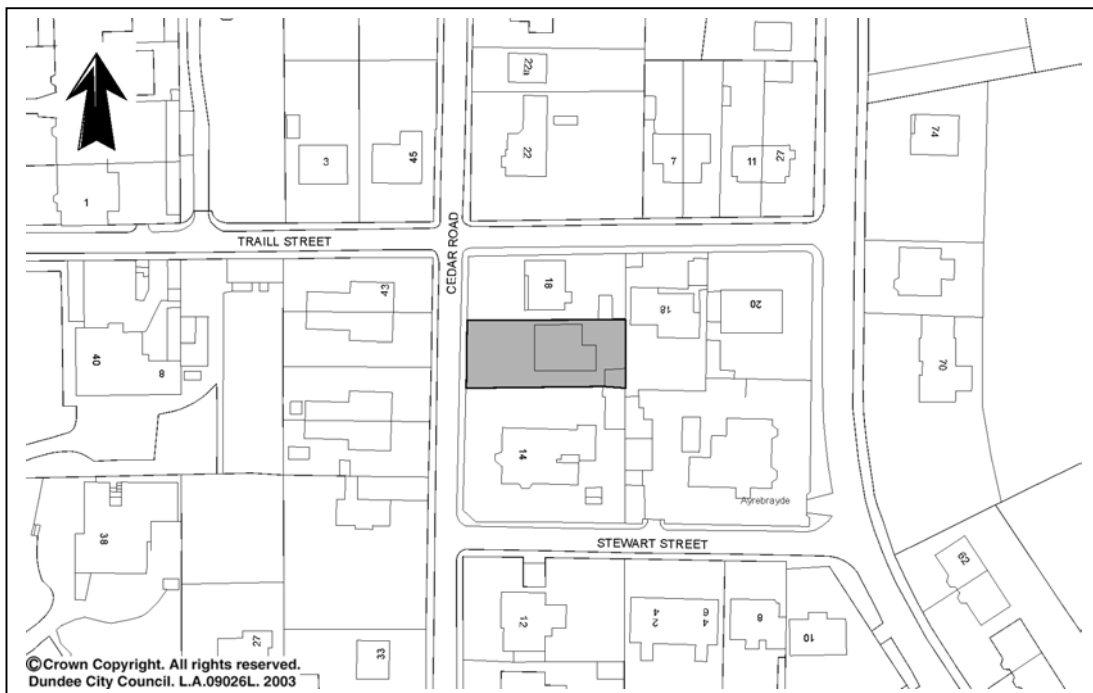


KEY INFORMATION**Ward** West Ferry**Proposal**
Extension to North Elevation**Address**
16 Cedar Road
Broughty Ferry
Dundee DD5 3BB**Applicant**
Mr & Mrs A Haggart
16 Cedar Road
Broughty Ferry
Dundee DD5 3BB**Agent**
Carnegie Associates Ltd
17 Douglas Terrace
Broughty Ferry
Dundee DD5 1EA**Registered** 9 June 2004**Case Officer** J Finlay

Proposed House Extension in Cedar Road

The Extension to North Elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.**
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. The objections raised do not carry sufficient weight to merit refusal of the application. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for an extension on the north elevation to provide an en-suite shower room.
- Policy H4 of the Dundee Local Plan 1998 is relevant and it seeks to protect the residential amenity enjoyed by neighbouring residents. Policy 14 of the Finalised Dundee Local Plan Review reiterates this policy.
- One letter of objection was received from neighbouring residents to the north who are concerned about the appearance of the extension and the adverse visual impact if the boundary wall is damaged or removed.
- The applicant has confirmed that they will underpin the existing boundary wall and if any damage is caused they will bear all costs of rebuilding or repair work.
- It is considered that the extension blends in with the existing house and therefore the proposal complies with the development plan policies.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a small extension on the north elevation to provide an en-suite shower room with a floor area of approximately 4.9sqm. The extension will be finished in facing brick to match pilasters on the existing house and a tiled roof to match.

SITE DESCRIPTION

The application site is located on the east side of Cedar Road and it is within a conservation area. The dwelling is a detached bungalow with white harled walls and red rosemary tiled roof. There is a 1.2m high block wall along the north boundary and one bedroom window on the north elevation. There are no windows on the south elevation of the neighbouring dwelling.

POLICY BACKGROUND

Dundee Local Plan 1998

The following policies are of relevance:

H4: Protection of Amenity - Alterations and extensions to houses will normally be approved provided the appearance of the house and 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 and where the materials, style and form are alien to the existing building.

BE11: Development in 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:

Policy 14: Alterations and Extensions to Houses - Will only be permitted where there is no adverse impact on the prominent elevations of the house; there is no significant loss of sunlight, daylight or privacy to neighbours; more than 50% of garden ground 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 area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and historic pattern of streets and spaces.



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 and seeks to ensure that diversity and local distinctiveness are valued and protected.

SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the north stating concerns about the appearance of the extension and the adverse visual impact on the house and conservation area if the north boundary wall is damaged or removed.

CONSULTATIONS

No objections were received from statutory consultees.

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 Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy H4 seeks to protect the amenity enjoyed by neighbouring residents. The extension is proposed on the north elevation and will extend 1.12m up to the mutual boundary wall. There will be no additional windows on this elevation and so there will be no overlooking issue. The materials of the extension will match pilasters on the existing house. The applicant has confirmed that the existing mutual wall along the north boundary will be underpinned and if any damage occurs they will rebuild/repair the wall at their own expense.

Policy BE11 seeks to ensure that any development complements and enhances the character of the surrounding area. Although the

dwelling is located within a conservation area, it was only built within the past few decades. The extension will blend in with the existing house satisfactorily and therefore the character and appearance of the surrounding area will not be adversely affected.

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

Policies 14 and 61 reiterate the policies above from the Dundee Local Plan 1998. It is considered that the proposal complies with these policies for the same reasons as discussed above.

Objections

One letter of objection was received from neighbours to the north. As previously discussed, there will be no additional windows on the north elevation and the materials will blend in with the existing house. The objectors' main concerns relate to the potential harm caused to the mutual boundary wall. The applicant has confirmed that the wall will be underpinned where the extension will be built and if any damage is caused it will be rebuilt or repaired by them at their own cost. The objector also raises concerns about encroachment onto their property by foundations. This is a legal issue and does not form a valid planning objection.

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

Design

It is proposed to finish the small extension in brick to match the pilasters on either side of the front door. It is considered that this will blend in appropriately with the existing house.

CONCLUSION

It is considered that the proposal complies with the development plan policies and the objections raised do not form sufficient weight to justify refusal of the application in these circumstances. Therefore the application is recommended for approval with conditions.

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 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 If the north boundary wall has to be rebuilt, it shall only be rebuilt in similar materials to the existing wall, all to the satisfaction of the Council

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area