

KEY INFORMATION

Ward Fairmuir

Proposal
Extension to dwelling house

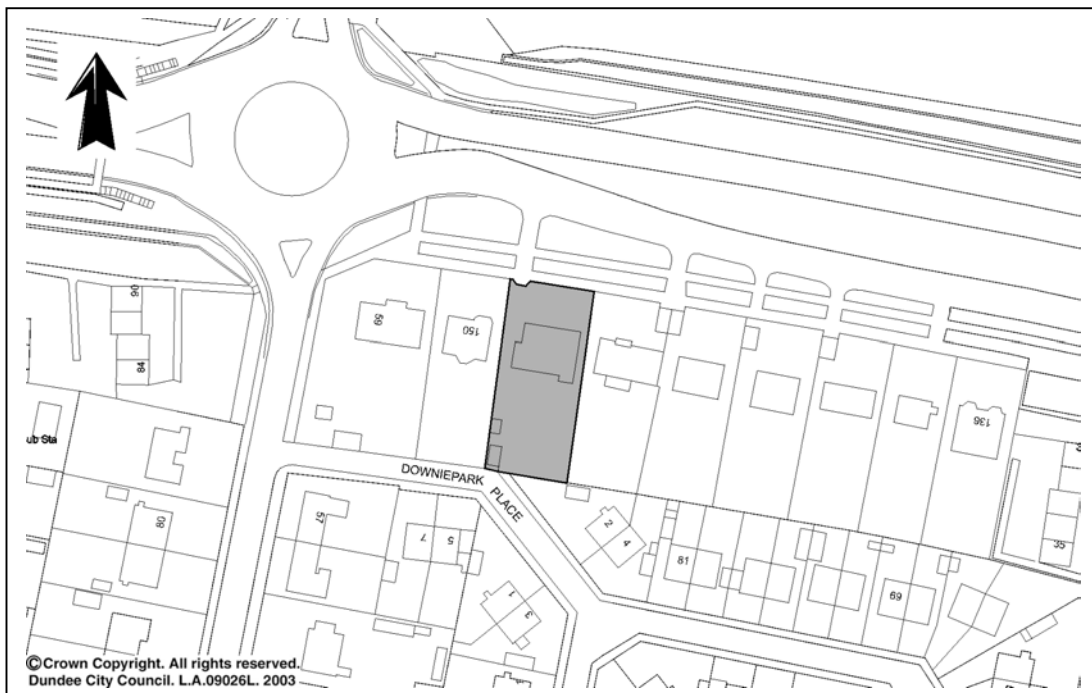
Address
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Applicant
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Agent

Registered 6 July 2004

Case Officer J Finlay



Extensions to House Proposed on the Kingsway

The 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 there are no material considerations to justify refusal in these circumstances.

Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for extensions on the rear elevation, dormer on the rear elevation and a small extension on the front elevation of 148 Kingsway.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review are relevant which seek to protect residential amenity.
- One letter of objection was received from a neighbouring resident stating concerns about insufficient parking provided for the dwelling given the number of en-suite bedrooms proposed.
- It is considered that the proposed extensions are acceptable and will not adversely affect the residential amenity enjoyed by neighbouring residents and that sufficient parking is provided with the dwelling, which it is only proposed to extend. Therefore the application is recommended for **APPROVAL** subject to conditions.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a rear extension to provide a larger lounge, kitchen with utility room and bedroom and it will replace an existing sunlounge. It will have a floor area of 52sqm. The application also includes dormer extensions to provide two en-suite bedrooms on the upper level with a useable floor area of approximately 101sqm, not including storage space. A small extension will be added on the front elevation to provide en-suite facilities for an existing bedroom and it will have a floor area of approximately 10sqm. The roof will be extended to the west to match the existing roofline.

The rear and front extensions will be finished in a white wet dash harl to match the existing house and it is proposed to replace the rosemary roof tiles with slates. The dormers will have a white wet dash harled front and slated sides to blend in with the existing roof.

SITE DESCRIPTION

The application site is located on the south side of Kingsway East and to the north of Downie Park Place. The dwelling is a detached bungalow with white harled render and red rosemary tiled roof. There is a small rooflight on the rear elevation. A semi-detached garage is located in the south west corner of the rear garden, which is accessed from Downie Park Place. There is a 1.5m high block wall along the east and west boundaries and a 1.5m high red brick wall along the south (rear) boundary. A conservatory is located on the rear elevation. The houses at Downie Park to the south have their own drives and garages.

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 Amenity

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



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. It is considered that the proposal complies with this aim.

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 neighbouring resident to the south who is concerned that there is not sufficient parking for the extended house.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

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 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 ensure that alterations and extensions do not detrimentally affect the appearance of the house and surrounding area. The Policy indicates that consent is 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.

It is considered that the extensions will blend in appropriately with the existing building and they are located sufficient distance from the neighbouring properties to cause any overshadowing or overlooking. Therefore the proposal complies with Policy H4

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 reiterates the advice given in Policy H4 of the Dundee Local Plan 1998. It is considered that the proposal complies with this policy for the same reasons as discussed in connection with Policy H4 of the Adopted Plan above.

Objections

One letter of objection was received from a resident to the south who is concerned that there is insufficient parking provided with the development. The proposal is only for domestic extensions and there is no requirement within the development plan to provide additional car parking. There is a garage which is accessed from Downie Park Place to the south and there is also parking space at the front of the house from the Kingsway. Therefore it is considered that the objection does not hold sufficient weight to merit refusal of the application.

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

The extensions will be designed and use materials to match the existing house which is considered acceptable.

CONCLUSION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review and there will be no adverse impact on the residential amenity enjoyed by surrounding residents. Therefore the application is recommended for APPROVAL subject to 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

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