

**KEY INFORMATION**

Ward Riverside

**Proposal**

Demolition of existing outbuilding and extension to dwellinghouse

**Address**

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Dundee  
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**Applicant**

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**Agent**

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Registered 2 Sep 2004

Case Officer D Gordon



The demolition of an existing outbuilding and the extension to dwelling house is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposals comply with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. The objection raised by a local resident does not carry sufficient weight to justify the refusal of this application contrary to these policies. Therefore, the application is recommended for **APPROVAL subject to conditions**.

**SUMMARY OF REPORT**

- Planning permission is sought for alterations and extensions to a detached dwelling house located within the West End Suburbs Conservation Area of the city.
- Policy H1 and H4 of the Dundee Local Plan 1998 seek to protect the environmental quality currently enjoyed by local residents. Policy 1 and Policy 14 of the Finalised Dundee Local Plan Review reiterate the terms of this policy. Policy BE11 (Development in Conservation Areas) is also of relevance
- An objection to the proposal has been submitted by a neighbouring property to the west. The main issues of concern relate to the loss of daylight, sunlight and privacy that will occur as a result of the proposed development.
- It is considered that the proposed alterations and extensions will improve the appearance of the existing building and will complement and enhance the character of the surrounding area. Consequently, the proposal complies with the requirement plan policies. The issue raised by the local resident are not considered to be of sufficient weight to justify the refusal of this application.

## DESCRIPTION OF PROPOSAL

The proposal involves alterations and extensions to a detached, single storey dwelling house located in the west end of the city.

It is intended to demolish a small flat roof section on the north side of the house and provide a new entrance, a hall, utility room and double garage. The proposed location of the garage will require the removal of one tree. The applicants also propose to provide an extended lounge area and erect a new pitched, slate roof over this new accommodation. On the west side of the house it is proposed to extend the building to the south by approx. 2.5m to provide a master bedroom. A south/south-east facing balcony is proposed at first floor level above this new bedroom.

The proposed finishing materials are slates to match the existing roof, roughcast to match the existing walls and man made stone.

## SITE DESCRIPTION

The site is located on the south side of Perth Road immediately to the west of Richmond Court. The site accommodates a detached, single storey dwelling house that is predominantly finished in white roughcast walls and a slate roof.

Vehicular and pedestrian access into the site is gained from both Richmond Court to the east and Clarendon Drive to the west. The property has a small garden and driveway on the north side of the building and an extensive south-facing garden. The west boundary of the site accommodates a brick wall approx. 2.0m in height in addition to a number of mature trees.

The surrounding area is residential in character and the property is located within West End Suburbs Conservation Area.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

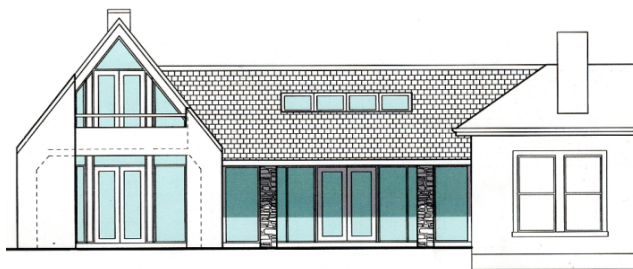
### Dundee Local Plan 1998

The following policies are of relevance:

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic issues, noise or smell and where they are in accordance with the policies and proposals contained elsewhere in the Plan.

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. However, approval is unlikely where the siting and scale of the extension significantly affects the degree of daylight, sunlight 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 and off street parking provision reduced.

Policy BE11 - All developments within conservation areas 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 1: Vibrant and Sustainable Communities.

Policy 14: Alterations and Extensions to Houses.

Policy 61: Development in Conservation Areas.

The terms of these policies are reflected in Dundee Local Plan Policies H1, H4 and BE11 above.

### 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

The following policy statements are of relevance:

Dundee - The Urban Design Guide.

### LOCAL AGENDA 21

Key Theme 15 is relevant to the consideration of this application and seeks to ensure that diversity and local distinctiveness are both valued and protected.

### SITE HISTORY

There are no recent planning applications that are of relevance to this proposed development.

### PUBLIC PARTICIPATION

The statutory notification procedure was carried out by the applicants and an objection to the proposals has been received from a neighbouring property. The local resident has raised concerns about the adverse impact the proposals will have on his property by virtue of a significant loss of sunlight, daylight and privacy.

The applicants were advised of the above concerns and submitted amendments to the proposed balcony detail at first floor level on the west side of the house. The neighbouring properties were re-notified of the proposed amendments and the local resident has maintained his opposition to the proposed development on the grounds as stated above.

### CONSULTATIONS

No objections to the proposals have been 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 H1 - In predominantly residential areas, developments will be permitted where they do not adversely affect the local environmental quality in terms of design, layout, parking and traffic issues and where they are in accordance with other policies and proposals of the Local Plan. The residential character of the surrounding area confirms that this policy is of relevance in this instance.

It is considered that the layout and designs of the proposed alterations and extensions to the dwelling house are acceptable in this location. These are of a standard that will both complement and enhance the appearance of the existing property. There are no noise or smell or traffic and parking issues associated with this proposal. Consequently, the proposal is considered to be in accordance with requirements of Policy H1 of the Local Plan.

Policy H4 - Alterations and extensions to houses will normally be approved provided the appearance of the existing house and the surrounding area is not adversely affected. However, approval is unlikely 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 and off street parking provision reduced.

It was concluded under Policy H1 above that the design of the proposed works are acceptable in this location indeed the proposal represented an

improvement in the visual quality of the existing building.

It is also considered that, as the proposed finishing materials will match the existing house, the style and form of the works will be in keeping with the character of the house and that the proposal will not use more than 50% of the original garden ground, these matters can be discharged as being acceptable and in accordance with Policy H4.

With regard to the impact of the proposal on the amenities of the surrounding residents, the proposed works on the eastern and central sections of the house will not detract from the amenities of the neighbouring properties by virtue of the minor nature of the works and the actual distance of these works from the adjacent properties. With regard to the alterations and extensions on the west side of the house, the applicants intend to extend the building to the south by approx. 2.5 metres to provide bedroom accommodation at ground floor level and a games room and balcony at first floor level. The balcony feature has been designed to overlook the applicants' garden to the south and south-east on the building. This design will severely restrict any views to the south-west that would overlook the neighbouring dwelling and garden ground located to the west. The privacy of this neighbouring property is further enhanced by the existence of a brick wall and a line of mature trees along the boundary of the two properties. It is also the case that the proposed extension to the south side of the building will not significantly impact on the sunlight or daylight of the adjoining garden due to the height of the existing roof of the house not being increased and the minimal nature of the proposed alterations to the property. In light of the above, it is considered that the development is in accordance with the requirements of Policy H4 of the Local Plan.

Policy BE11 - seeks to ensure that any development complements and enhances the character of the surrounding area. It has already been established above that the proposed extensions and alterations will positively improve the appearance of the existing house and will add to the attractiveness and quality of the surrounding area. Consequently, the proposal is considered to be in accordance with Policy BE11.

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

The terms of Policy 1 (Vibrant and Sustainable Communities), Policy 14 (Alterations and Extensions to Houses) and Policy 61 (Development in Conservation Areas) are reflected in Dundee Local Plan policies above. In this respect, the same conclusions are offered.

### Objections

An objection to the application has been received from a resident located to the west of the site. The main concerns raised by the householder related to the loss of sunlight, daylight and privacy that would occur as a result of the proposed development. It is considered, as outlined above, the minor nature of the proposals will not have a significant impact on the environmental quality currently enjoyed by the adjacent occupiers.

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 proposed alterations and extensions to this detached dwelling house located within the West End Suburbs Conservation Area are considered to be acceptable. The employment of appropriate design details together with the use of matching finishing materials ensure that the proposed works will complement and enhance the appearance of the existing house and the surrounding area. In addition, the proposed works have been designed to minimise any adverse impact on the environmental quality currently enjoyed by adjacent occupiers.

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## **CONCLUSION**

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It is considered that the proposals comply with the relevant development policies for this area. There are no material considerations, including the terms of the submitted objection, which carry sufficient weight to justify refusal of the application contrary to these policies. Therefore, the application is recommended for approval with conditions.

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## **RECOMMENDATION**

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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 development shall not begin until details of the replacement of the tree to be removed has been submitted to and approved in writing by the planning authority. These details shall include the proposed location of the tree, plant size and species and a programme for maintenance.

## **Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure the continued contribution of trees to the landscape quality of the area.