

KEY INFORMATION

Ward Fairmuir

Proposal

Single storey extension on south elevation

Address20 Elgin Terrace
Dundee
DD3 8JT**Applicant**Mr R Dare
20 Elgin Terrace
Dundee
DD3 8JT**Agent**James F Stephen
Milton Studio
Glamis
Angus
DD8 1UN**Registered** 26 Oct 2004**Case Officer** Julie Finlay

A single storey extension on the south elevation 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 that would justify departing from the Development Plan.

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

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension on the south elevation of the dwelling at 20 Elgin Terrace.
- Two letters of objection were received from adjacent residents stating concerns about the design of the extension, loss of open space and overlooking.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the determination of the application, together with Policy 14 of the Finalised Dundee Local Plan Review.
- It is considered that the proposed extension will blend in appropriately with the existing dwelling and is located sufficient distance from neighbouring residents to prevent overlooking.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension on the south elevation of a dwelling at 20 Elgin Terrace. The additional floorspace is 53sqm and will provide a lounge, study and conservatory. The extension will be finished in a dry dash render, brick basecourse and tiled roof to match the existing house. A new 1.8m high timber fence will be erected along the west boundary.

SITE DESCRIPTION

The application site is located on the south side of Elgin Terrace and it is the end house in a row of 7 two storey terraced houses. The houses are accessed by a footpath along the front of the houses and leading from a parking area to the north. The house has a dark brown dry dash render, timber panel section and tiled roof. There is an open public grassed area to the south of the dwelling and a footpath running along the south. A low brick wall is located along the front boundary and a small section of 1.8m high timber fence along the south boundary. There is a small lean-to extension on the rear elevation and 1.8m high timber fence around the rear garden.

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 13 is relevant to the determination of this application and seeks to ensure that places, spaces and objects should combine meaning and beauty with utility. It is considered that the design of the proposal is acceptable and therefore complies with these aims.

SITE HISTORY

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

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received from neighbouring residents stating concerns about overlooking, loss of privacy, loss of

open space and adverse visual impact of proposed extension.

CONSULTATIONS

No adverse comments were received from of the 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 consideration.

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 to houses 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 degrees 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 extension will blend in appropriately with the existing house. It is located some 17.5m from the nearest house to the east and 29m from the house to the south. This is considered a reasonable distance to prevent direct overlooking or loss of privacy and as such 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:

Policy 14 of this Plan reiterates the advice given on 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

Two letters of objection were received from neighbouring residents to the south and east with the main issues raised being loss of privacy, adverse visual impact of design of extension and loss of open space. The extension is some 17.5m from the nearest house to the east and the window on the east elevation belongs to a study room. It is not considered there will be such a significant degree of overlooking to justify refusal of the application. The proposed extension will only be 1.7m closer to the front of the houses to the east and will not impact on the private amenity areas of the houses to the rear. The extension has been designed to blend in with the existing house by using similar materials. The extension is only single storey and is located at the end of the row of terraced houses. It is considered that the objections do not carry sufficient weight in these circumstances to justify 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 extension will be designed to blend in with the existing house and will use similar finishing materials, 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 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 Details of the proposed boundary wall and fence shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To reserve these matters for future consideration by the Council.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.