

**KEY INFORMATION****Ward** Riverside**Proposal**

Formation of new roof to provide upper floor accommodation and erection of extension to North elevation

**Address**

12 Briarwood Terrace  
Dundee  
DD2 1NX

**Applicant**

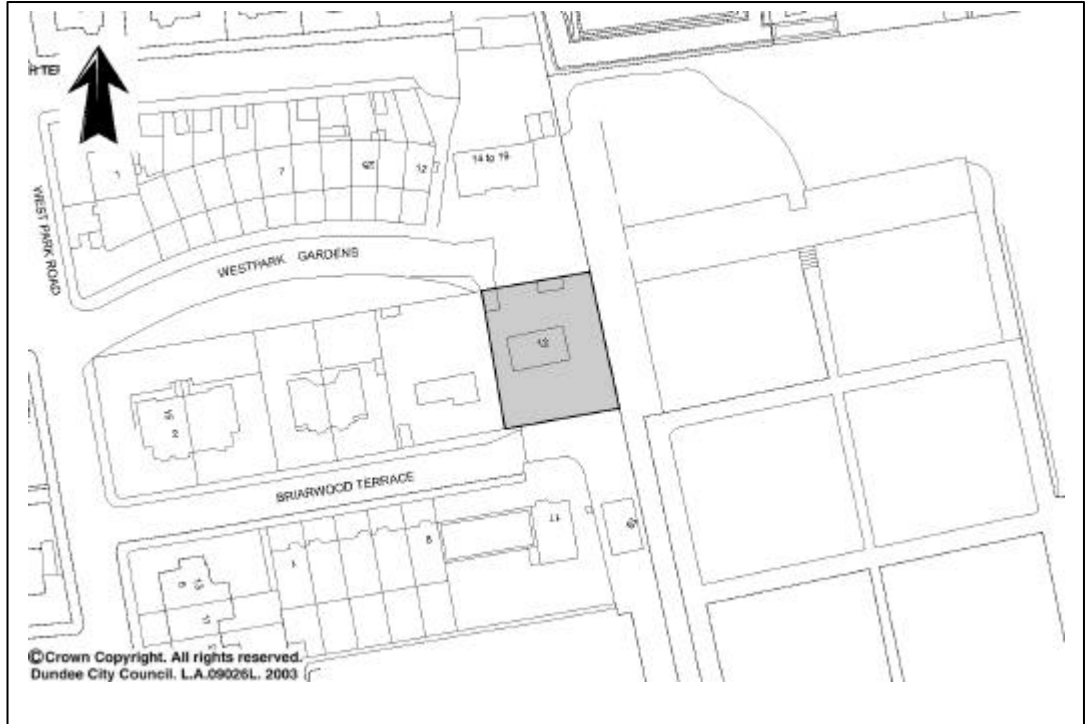
Mr & Mrs Dailly  
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Dundee  
DD2 1NX

**Agent**

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Dundee DD5 2EL

**Registered** 4 November  
2004

**Case Officer** E Jones



## Proposed Extension to a House in Briarwood Terrace

The formation of a new roof to provide upper floor accommodation and the erection of an extension to the North Elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with the relevant policies in the Dundee Local plan and the Finalised Dundee Local Plan Review and the objections cannot be supported. Accordingly the application is recommended for **APPROVAL** subject to conditions

**SUMMARY OF REPORT**

- Planning permission is sought for the formation of a new, higher roof on an existing bungalow which will allow the roof space to be used to provide living accommodation at first floor level. A one and a half storey extension is proposed to the northern elevation of the house which will tie in with the new roof. The alterations and extension will provide a larger family house with a new family room, a master bedroom en-suite and three family bedrooms, two en-suite.
- The site lies within a large plot in an area of traditional large houses with a vehicle access to the rear and pedestrian access to the front. It lies to the west of the Western Cemetery.
- The proposal complies with the relevant policies in the Dundee Local Plan and the Finalised Dundee Local Plan Review.
- An objection letter signed by four neighbours objected on grounds of lack of parking and safe access and, in addition to a separate letter from another neighbour, also raised legal issues relating to land ownership which are not relevant to the determination of this application. The objection on parking and access grounds cannot be supported

## DESCRIPTION OF PROPOSAL

Planning permission is sought for alterations to a house comprising the formation of a new roof to provide upper floor accommodation and the erection of a one and a half storey extension to the north elevation of the house. The alterations will provide an additional family room and en-suite master bedroom on the ground floor with three new bedrooms (2 en-suite) on the first floor, in the newly enlarged roof space. The materials will be concrete roof tiles and dry dash harling to match the existing walls.

## SITE DESCRIPTION

The existing house is a single storey bungalow on a large square south facing plot to the west of the Western Cemetery grounds. It has a vehicle access and garage to West Park Gardens and a pedestrian access from the eastern end of Briarwood Terrace. The site is secluded and partly screened by trees. There is a relatively new flatted development built to the north and traditional large terraced, detached and semi-detached housing to the north west, west and south in a well established residential 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 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:

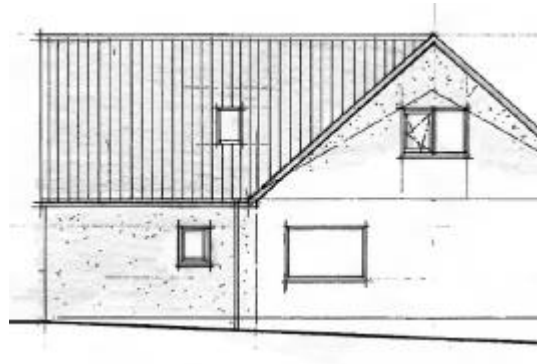
Policy 14 - Alterations and Extensions to Property.

## 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

The proposal complies with Key Theme 1, resources are used efficiently and waste is minimised.

## SITE HISTORY

There is no relevant previous history.

## PUBLIC PARTICIPATION

The site was the subject of statutory Neighbour Notification and two objections were received from neighbours. One, in the form of a joint letter from 4 occupiers of the flats to the north, objects on the grounds of the lack of available or safe parking for a five bedroomed house, the other issues raised are legal matters relating to ownership of ground and parking rights. A further letter was received from another owner of a flat in the same development also referring to legal matters regarding land ownership and unauthorised parking. Further clarification of any planning issues was sought from the writer but none received. Copies of the letters are available in Members' lounges and the planning issues will be considered in the Observations below.

## CONSULTATIONS

There were no adverse comments

## 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 - Protection of Amenity seeks to ensure that alterations and extensions to dwelling houses are not detrimental to the amenity and privacy of neighbours. Accordingly the policy states that alterations and extensions will normally be approved provided:

- the appearance of the house and surrounding area is not adversely affected. This development is in an area where the predominant house style is large two storey traditional dwellings. The application property is a single storey bungalow and the provision of a larger roof and side extension will create a house which is not out of character with the surrounding properties.
- the siting and scale of the extension does not significantly affect the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property. The house is in a large plot and the proposed alterations and extension will have no detrimental impact on the sunlight, daylight or privacy of neighbouring houses.
- where the materials, style or form are alien to the existing building. The alterations and extension match the existing in design and materials.
- where more than 50% of the original garden would be lost and off street parking provision

reduced. The garden is large and the extension will occupy a small part. The site has an existing garage to the north of the house, accessed from West Park Gardens. The existing garage will remain and therefore the off street parking provision will not be reduced. The policy does not require the provision of additional parking when an extension is added to an existing house.

It is concluded that the proposed development complies with the requirements of 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 - Alterations and Extensions to Houses. Proposals to alter or extend existing dwellinghouses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

As noted above, the application complies with these criteria and therefore complies with the policy.

## Objections

As noted above, the adjoining owners and occupiers of the land to the north of the application site have objected on the grounds of lack of available or safe parking and have raised legal issues which are not relevant to the determination of this application. The Council's records show that the access to the garage is part of the adopted highway and the application site has a single garage which is not affected by the proposed development. There is no policy requirement for additional

car parking for houses where extensions are proposed. Control of cars parked on the adopted highway is a matter for the police in respect of maintenance of access to other property. The objections cannot be supported on planning grounds.

It is concluded from the foregoing that sufficient weight can be accorded to the material consideration of the relevant policy in the Finalised Dundee Local Plan Review such as to justify the grant of planning permission in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed design and materials complement the existing and will result in a one and a half storey house which does not look as if it has been extended.

## CONCLUSION

The proposal provides for a relatively modest increase in the height of the roof which will permit the roof space to be used for the provision of upper floor bedroom accommodation. The addition of an extension to the north provides new ground and first floor accommodation which turns this relatively modest bungalow, on a large site, into a family sized house which is not out of place with the site or the surrounding houses.

## 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

## Reasons

- 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.