

KEY INFORMATION

Ward West Ferry

Proposal
Single Storey Extension on
East Elevation

Address
5 Strathspey Place
Broughty Ferry
Dundee DD5 1QB

Applicant
Mr & Mrs F Jamal
5 Strathspey Place
Broughty Ferry
Dundee DD5 1QB

Agent
G D Architectural Services
101 Brook Street
Monifieth

Registered 28 Oct 2004

Case Officer J Finlay



Proposed House Extension in Strathspey Place

A single storey extension on the east elevation is **RECOMMENDED FOR REFUSAL**. Report by
Director of Planning and Transportation

RECOMMENDATION

The proposed extension is unacceptable in terms of Policy H4 and there are no material considerations that would justify approval in these circumstances. Therefore the application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the east and north elevations of 5 Strathspey Place to provide a larger kitchen, dining room and study. The finishing materials will match those of the existing house.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review are relevant to the proposed development. They state that developments will be supported where they do not adversely affect the environmental quality enjoyed by local residents.
- A letter of objection was received from neighbouring residents to the north with the main objections relating to overshadowing, loss of daylight and appearance of proposed extension.
- It is considered that there will be an unacceptable loss of amenity for residents to the north due to the scale and massing of the extension, overshadowing and loss of daylight. Therefore the objection is supported and the application is recommended for **REFUSAL**.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the north and east elevations of the dwelling at 5 Strathspey Place to provide a larger kitchen, breakfast room, study and dining room. The extension will be located 1m from the north boundary and will extend 6.8m in length along the north boundary, 11.4m along the east boundary and 3.7m in height. It will be finished in materials to match the existing house.

SITE DESCRIPTION

The application site is located on the east side of Strathspey Place with Strathisla Road and Seaforth Crescent to the north. The application property is a modern 2 storey detached house with dry dash render and concrete tiled roof. There is a single storey integral garage to the north of the house. There is garden ground to the front, side and rear of the house. A 1m timber fence is located along the north boundary, 1.8m high timber fence along the upper half of the north boundary and 0.5m high block wall along the south boundary.

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 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected.

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

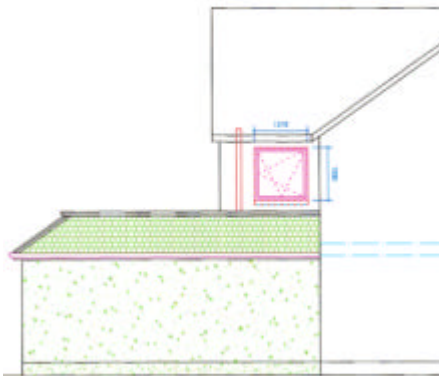
There are no statements of Government policy relevant to the determination of this application.

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 and states that places, spaces and objects should combine meaning and beauty with utility.



SITE HISTORY

Planning permission was previously granted on 13th February 2004 for an extension at the same location with a difference being that over 3m in length on the east elevation is located 2.8m from the north boundary (instead of 1m with the current application).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the north stating concerns about overshadowing, loss of daylight and appearance and design of extension.

Copies of the objection letter are available for viewing in the Members' Lounges.

CONSULTATIONS

The relevant Council Departments and other bodies were consulted and no

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 states that extensions 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; where the materials, style and form are alien to the existing building; and where more than 50% of original garden ground would be lost and off street parking provision reduced. It is considered that the appearance of the extension, due to the scale and massing of a blank wall along the north boundary and close proximity to the boundary, would adversely affect the amenity enjoyed by those neighbouring residents to the north. Its impact on the north boundary will be significant as it is only 1m from the boundary itself and will extend 2.7m above the existing timber fence. The applicant submitted plans showing the orientation of the sun at various times of the year. These appear to suggest that there will be very little loss of daylight or overshadowing than exists at present. However it is considered that there will be some additional overshadowing and loss of daylight particularly onto private space immediately to the north of the proposed extension.

It is concluded from the foregoing that the proposal does not comply 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 is similar to Policy H4 of the adopted Local Plan and it is considered that the proposal is contrary to this policy for the same reasons.

Objections

An objection was received from adjacent neighbours to the north stating concerns about overshadowing, loss of daylight and appearance of the extension. These issues have been discussed under Policy H4 of the Dundee Local Plan 1998 above. It is considered that the appearance, due to the scale and massing of the extension in close proximity to the north boundary will have an adverse impact on the amenity enjoyed by residents to the north. In addition there will be additional overshadowing and loss of daylight than exists at present, particularly onto private space immediately to the north.

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

DESIGN

The design of the extension will match the existing house in terms of finishing materials. Its impact on the north boundary will be significant as it is only 1m from the boundary itself and 2.7m of blank wall will extend above the existing timber fence.

CONCLUSION

It is considered that the proposal is contrary to Policy H4 as there will be an adverse impact on the amenity enjoyed by residents to the north due to the scale and massing of the extension, overshadowing and loss of daylight. There are no material considerations that would justify approval in these circumstances.

Therefore the application is recommended for REFUSAL.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:-

Reasons

- 1 The proposal is contrary to Policy H4 of the Dundee Local Plan 1998 as there would be an unacceptable loss of amenity for residents to the north due to loss of daylight and overhadowing from the scale and massing of the proposed extension. There are no material considerations that would justify approval of the application contrary to the provisions of the development plan.
- 2 The proposal is contrary to Policy 4 of the Finalised Dundee Local Plan Review as there would be an unacceptable loss of amenity for residents to the north due to the scale and massing of the proposed extension and loss of daylight and overhadowing.