

KEY INFORMATION

Ward Riverside

Proposal

Erection of a dormer & installation of 5 velux rooflights

Address

333A Blackness Road
Dundee
DD2 1SN

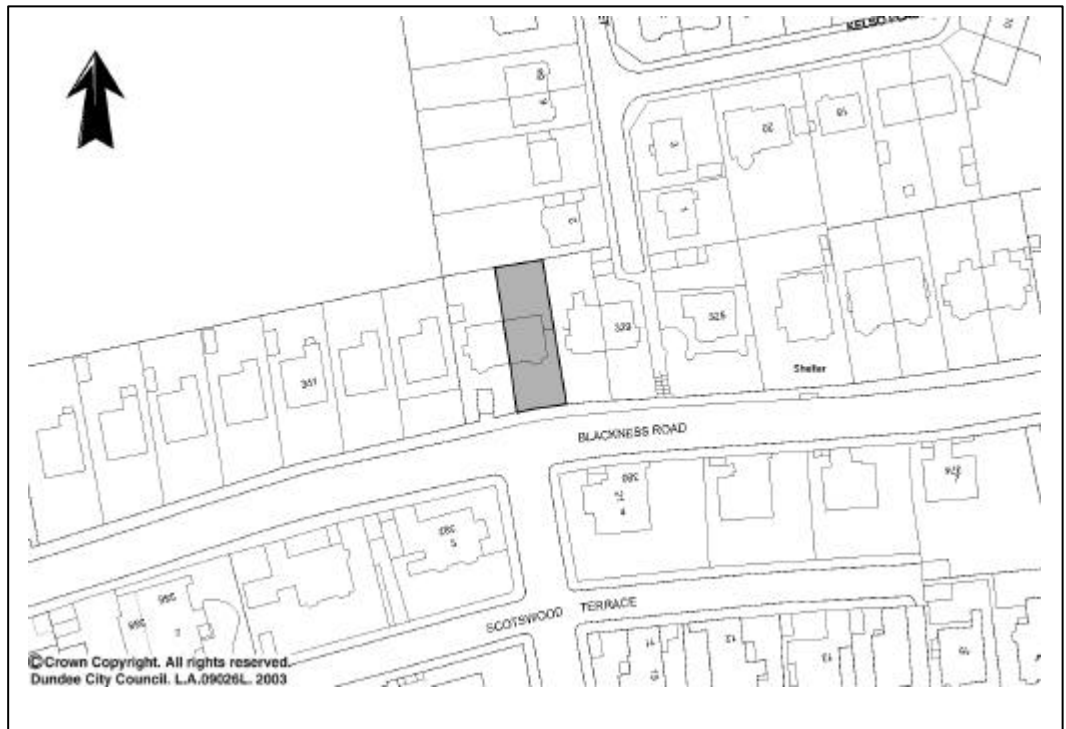
Applicant

Miss O Dougal
333A Blackness road
Dundee
DD2 1SN

Agent

Registered 3 Dec 2004

Case Officer J Robertson



Proposed Attic Extension in Blackness Road

The Erection of a dormer and installation of 5 Velux rooflights 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 provisions of the development plan.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a dormer and 5 velux rooflights at 333a Blackness Road
- The proposal raises issues for consideration in terms of Housing Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received from a neighbour to the north of the application site raising concerns with regards to overlooking.
- It is considered that the proposed development is in accordance with Housing Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. It is considered that the terms of the objection is not of sufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dormer window and 5 velux roof lights at 333a Blackness Road. The proposal will provide a bedroom and study within the attic. The dormer window will be located on the north elevation of the property and will be finished in slate to match the existing property and will have 3 windows, which will be white timber sash and case. The roof lights proposed are to be conservation style velux roof lights, with four located on the south elevation and one on the north elevation.

SITE DESCRIPTION

The application site is located on the north side of Blackness Road opposite West Park Road and with Kelso Street to the northeast. The application property is the upper flat on a traditional two - storey semi-detached dwelling. Access to the flat is from an external stairway to the first floor level. The property is finished in traditional stone with a slate roof. There is private garden ground to the rear of the property, with the eastern side in the ownership of the application property. The garden is defined by 2 metre high

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:

Housing 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. Approval is however unlikely to be granted where the siting and scale of an 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.

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: Proposals to alter or extend existing dwelling houses 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 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.

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 this application and states that places, spaces and objects should combine meaning and beauty with utility. It is considered that the proposed development achieves the aims of this key theme.

SITE HISTORY

There is no site history of relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the north of the application site raising concerns regarding overlooking.

Copies of the objection are available for viewing in the Members' Lounges and issues raised are addressed in the 'Observations'

section of this report.

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

- 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 proposal is for the installation of a dormer window and a rooflight on the north elevation and 4 rooflights on the south elevation of the existing property. One letter of objection was

received from a resident to the north of the application site raising issues regarding overlooking.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Housing Policy H4 specifies that extensions will only be permitted provided the appearance of the house and the surrounding area is not adversely affected. The proposed dormer is to be located on the rear of the property and will therefore have no detrimental affect on the streetscape. Four of the velux, conservation style roof lights, will be located on the front of the property however given their height from street level they are unlikely to have a negative visual impact. The dormer has been sympathetically designed to incorporate features of the existing upper flat including sash and case timber windows to match the existing windows. The style, materials and proposed dimensions of the dormer window and conservation style rooflights are considered to be in keeping with the character of the building.

In terms of overlooking which is the concern raised by the objector, the alignment of the objector's house from the application property is offset to the north east. The existing living space on the rear of the application property includes a dining room, kitchen and bathroom. It is proposed that the dining room will be relocated to the front of the property and that a bedroom will replace it to the rear therefore reducing any present overlooking. Overlooking at present is restricted given the alignment of the properties to the north west and the 2 metre high stone wall between the properties, which restrict views into private garden ground. The proposed dormer is considered to be of an appropriate location and size in order to ensure that overlooking will not significantly increase to the detriment of surrounding properties.

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. With reference to the reasons given for Housing Policy H4 it is considered that the proposal complies with Policy 14.

Objections

One letter of objection was received from a neighbouring property to the north of the site. The objector raised concerns with regards to overlooking. As addresses in the consideration of the application against Housing Policy H4 of the Dundee Local Plan 1998 it is considered that the proposal would not have a significant impact in terms of overlooking.

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 dormer will be finished in slate with a lead roof and the rooflights will be velux conservation style. The design and materials proposed are considered to compliment the character of the existing property. The dormer window is located on the rear elevation of the house and will therefore have no detrimental impact on the prominent elevation of the house. It is considered that in design terms the proposed dormer and the conservation style velux windows are appropriate.

CONCLUSION

It is considered that the proposal is in accordance with the Housing Policies of the Dundee Local plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. The concern raised by the objector is not considered to be of sufficient weight to warrant refusal of the application contrary to the provisions of the development plan.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997