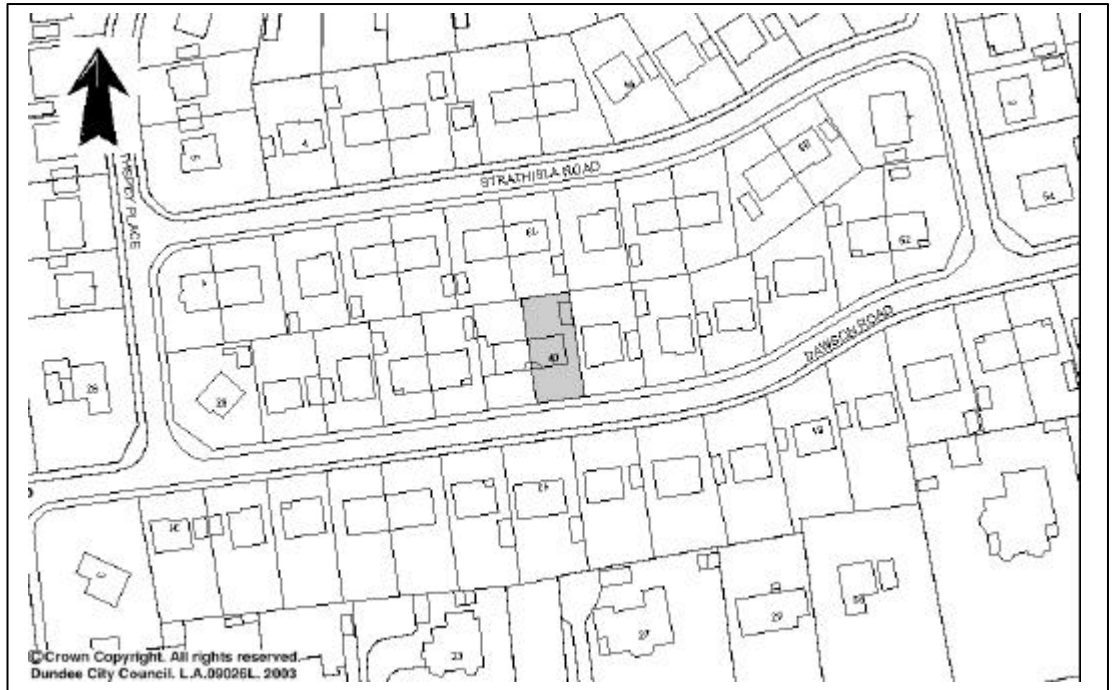


KEY INFORMATION**Ward** West Ferry**Proposal**

Replacement of existing garage with new enlarged garage

Address40 Dawson Road
Broughty Ferry
Dundee
DD5 1PY**Applicant**Mr and Mrs I Sanderson
40 Dawson Road
Broughty Ferry
Dundee
DD5 1PY**Agent**The Lindsay Gray/Alan
Beaton Partnership
7 Ward Road
Dundee DD1 1LP**Registered** 18 Mar 2005**Case Officer** G S Reid

Proposed Garage in Dawson Road

The replacement of an existing garage with a new enlarged garage 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. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the replacement of the existing garage with an enlarged garage at 40 Dawson Road, Dundee.
- The proposals raise issues for consideration in terms of the Housing Policies 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 in the property immediately to the east. The main concern was that the garage would overshadow an existing ground floor bathroom window to the detriment of the existing residential amenity.
- It is considered that the proposals are in accordance with the Housing Policies of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. In addition, it is considered that the objection raised is not of sufficient weight to warrant refusal of the application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the replacement of the existing garage with an enlarged garage at 40 Dawson Road, Dundee.

The new garage is approximately 3.3 metres wide by 15.5 metres long and 3.2 metres in height. The garage is to be finished in materials to match the existing house.

SITE DESCRIPTION

The application site is located on the north side of Dawson Road and is to the south of Strathisla Road. The application property is a two storey semi-detached house finished in a dry dash render to the walls and concrete tiles to the roof. There is garden ground to the front and rear. There is a driveway and a single garage to the east of the house. The garage is located to the north (rear) of the house.

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 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 15 is relevant to the consideration of this application. This theme seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that given the design and finishing materials proposed the development would be in accordance with Key Theme 15.

SITE HISTORY

There is no site history of relevance to the consideration of this application .

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a single letter of objection was received from a neighbour in the property immediately to the east. The main concern was that the garage would overshadow an existing ground floor bathroom window to the detriment of the existing residential amenity.

A Copy of the objection letter is available in the Members' Lounges and the concerns 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:

- 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.

The application is for the erection of garage of approximately 50 sq. metres at 40 Dawson Road. The proposal raises issues for consideration in terms of Housing Policy H4 of the Dundee Local Plan 1998.

Housing Policy H4 seeks to ensure that alterations and extensions to houses do not adversely affect the appearance of the property or the surrounding area. In terms of appearance the proposal is considered to be of an acceptable design and would not have an adverse affect on the appearance of the house or surrounding area. Policy H4 advises that approval of proposals is 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. It is considered that the current proposal would not result in any detrimental affect in terms of overlooking or the loss of privacy.

The main ground of objection received to the proposed development from the adjoining neighbour is the adverse impact from overshadowing on a ground floor bathroom window. Policy H4 advises that approval of proposals is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight and daylight enjoyed by the occupants of adjoining property.

The window in question would be 3 metres from the proposed garage and is glazed in obscure glass. It is considered that there would be no significant affect in terms of the loss of daylight to the bathroom. In terms of sunlight the window would already be affected by the application property, which, is two storeys in height. It is considered that the proposal would not have a significant affect in terms of loss of sunlight.

It is considered that the proposal is in accordance with Housing Policy H4 of the Local Plan 1998.

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 Alterations and Extensions to Houses sets out similar criteria to Housing Policy H4 of the adopted Local Plan. For the reasons set out above it is considered that the proposed development is in accordance with Policy 14.

A single letter of objection was received from the neighbour to the east raising concerns that the garage would overshadow an existing ground floor bathroom window to the detriment of the existing residential amenity. These concerns are addressed in the consideration of the proposal against Housing Policy H4 above. It is concluded that there would be no significant detrimental affect in terms of loss of daylight or sunlight.

It is concluded from the foregoing that there are no 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 proposals are considered to be of an acceptable quality of design.

CONCLUSION

It is considered that the proposals are in accordance with the Housing Policies of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. In addition, it is considered that the

objection raised is not of sufficient weight to warrant refusal of the application in this instance.

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 render finish to the east elevation or an alternative finish if access to render the wall cannot be obtained shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the visual appearance of the proposed development is to an acceptable quality.