

KEY INFORMATION

Ward Barnhill

Proposal
Extension to dwelling house

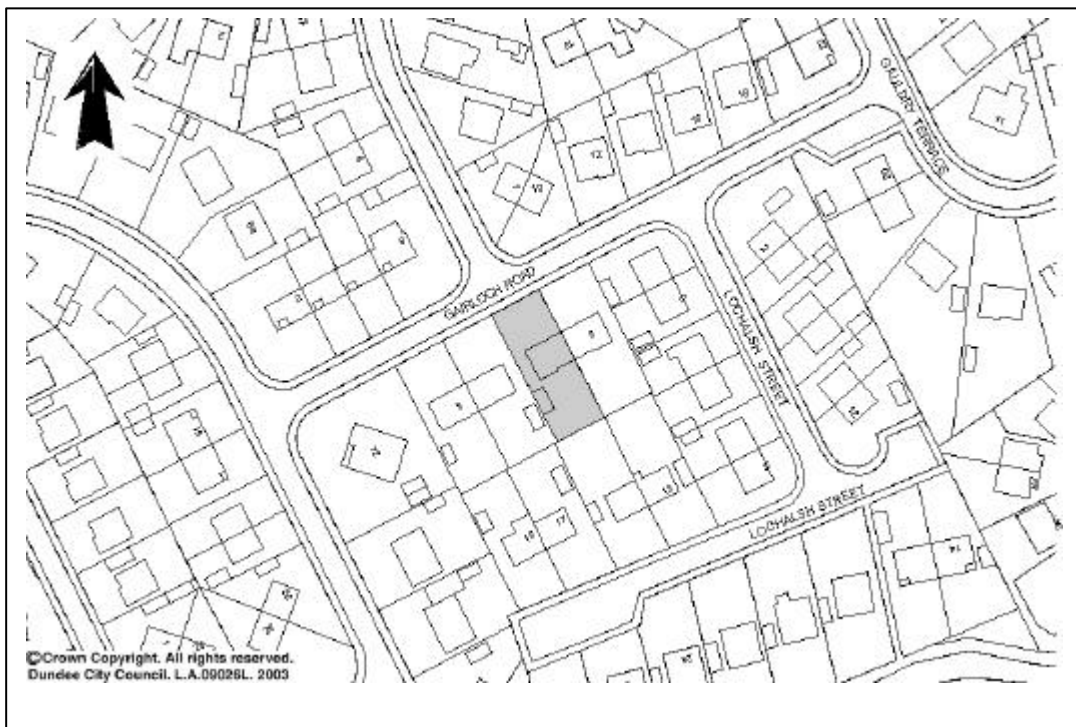
Address
7 Gairloch Road
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Dundee

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Registered 25 March
2005

Case Officer C Walker



Proposed House Extension in Gairloch Road

An extension to a dwelling house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**.
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. The concern raised by the objectors is not considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a one and a half storey extension on the south elevation of the house.
- Policy H4 of the adopted Local Plan and Policy 14 of the Finalised Local Plan set out requirements for extensions to houses.
- A previous application for a larger one and a half storey extension to the rear of this house was refused planning permission in June 2004.
- A letter of objection was received from a neighbour to the east of the site stating concerns regarding the size, appearance and overshadowing impact of the proposed extension.
- It is considered that the design and size of the proposed extension are satisfactory and that it will not result in unacceptable overshadowing of the neighbouring property.
- It is considered that the proposal complies with Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a one and a half storey extension on the south elevation of 7 Gairloch Road, Broughty Ferry, to provide a utility room and living room on the ground floor and a bedroom on the upper floor. It is proposed that the extension will be finished in dry dash render and concrete roof tiles to match the existing house.

The plan area of the ground floor of the proposed extension is just under 22 sq. metres (external dimensions) and the upper floor provides 11.5 sq. meters of internal space (much of which is within coombed ceilings). At the nearest point the proposed extension would be 1.6 metres from the mutual boundary with the attached house to the east, and at this point its eaves height would be 2.6 metres high and the top of the roof is 5 metres high. The extension would project 3.7 metres from the rear of the house.

SITE DESCRIPTION

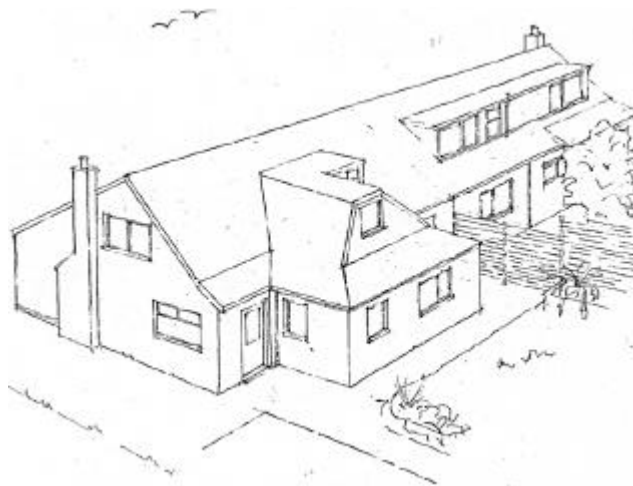
The application site is located on the south side of Gairloch Road opposite Sunart Street with Lochalsh Street to the east and south, and Torridon Road to the west. The application property is a one and a half storey semi-detached house finished in dry dash render, facing brick basecourse and concrete roof tiles. There is a garage to the rear of the house on the west elevation with a corresponding driveway. There is garden ground to the front and rear of the property. The rear garden is defined by a 1.8 metre fence on the east, south and west boundaries. There are also trees and shrubs on the eastern side of the mutual fence within the garden of the neighbouring house to the east.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998



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 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 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

Policy 14: Proposals to alter or extend existing dwelling houses will only be permitted where:

- There is no adverse impact on the appearance of prominent elevations of the house; and
- There is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- More than 50% of the original useable garden area will be retained; and
- 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.

SITE HISTORY

A planning application for a larger one and a half storey extension to the rear of this house was refused planning permission in June 2004 - application 04/00246/FUL refers. The reason for refusal was that the extension would cause significant overshadowing of the adjoining property contrary to Local Plan policy.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from a neighbour to the east of the site stating concerns

regarding the size, appearance and overshadowing impact of the proposed extension.

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

CONSULTATIONS

No adverse comments were received from any of the statutory consultees for the proposed conservatory.

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 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 be permitted provided that the appearance of the house and the surrounding area are not adversely affected. The proposed extension will be located on the rear elevation of the property and will be finished in dry dash render and concrete roof tiles to match the existing house. The proposed extension will retain more than 50% of the useable garden ground and there will be no loss of parking. There are no windows on the proposed extension that would involve unreasonable overlooking of adjoining properties.

The sole area of concern in connection with Policy H4 relates to potential loss of sunlight and/or daylight to neighbouring properties. Indeed the previous proposals for an extension at this location were refused on overshadowing grounds (application 04/00246/FUL).

In order to overcome the concerns with the previous proposals, the applicants have reduced the size of the extension so that it is now 1.6 metres from the mutual boundary (previously just over

1 metre), it projects 3.7 metres from the rear of the house (previously 4 metres) but more importantly the upper floor bedroom projects just 1.5 metres (previously 4 metres) and its roof has been flattened to give a height of 5 metres (previously 6 metres). Although each of these changes may appear minor in themselves, their combined effect significantly decreases the impact of the extension when viewed from the neighbouring house to the east.

It is considered that the resulting extension currently proposed will not significantly affect the sunlight or daylight to the neighbouring property to the east. The nearest window on the adjoining property relates to a bedroom and the distance of the extension from the centre of that window (some 3.3 metres) combined with the reduction in its height and length will mean that daylight and sunlight will not be reduced to an unacceptable level.

Finally the proposed extension will inevitably cause some overshadowing of the garden ground of the neighbouring house to the east but this must be set against the existing overshadowing impact of the boundary fence and trees/shrubs, and again it is considered that the level of overshadowing will not be significant in terms of 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. For the reasons set out for Housing Policy H4 it is considered that the proposal complies with Policy 14.

Objections

A letter of objection was received from a neighbour to the east raising concerns regarding the size, appearance and overshadowing impact of the proposed extension. The neighbours add that they would accept a single storey rear extension with a dormer extension in the existing roof.

These issues have been considered in the context of Policy H4 of the adopted Local Plan and it has been concluded that the proposals are satisfactory. In terms of appearance, it is agreed that the proposed extension will have an unusual form, although this is entirely a result of attempts to reduce the size and potential overshadowing impact of the extension. The extension will be to the rear of the house and finished to match the existing house and its appearance is acceptable. The issues of the size of the proposed extension and its potential overshadowing impact have already been addressed and it has been concluded that there will be no unreasonable impact on the neighbouring property to the east.

It is concluded from the foregoing that there are no material considerations to justify departing from the provisions of the development plan and is therefore recommended that planning permission be approved.

Design

The proposed extension will be finished in materials to match the existing house. It will have an unusual form in order to reduce its size and potential overshadowing impact, but it is to the rear of the house and its appearance is acceptable.

CONCLUSION

It is considered that the proposal complies with Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. The concern raised by the objectors is not considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for APPROVAL.

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