

KEY INFORMATION

Ward Claverhouse

Proposal

Shower room and bedroom extension to house

Address

53 Fintry Road
Dundee
DD4 9EH

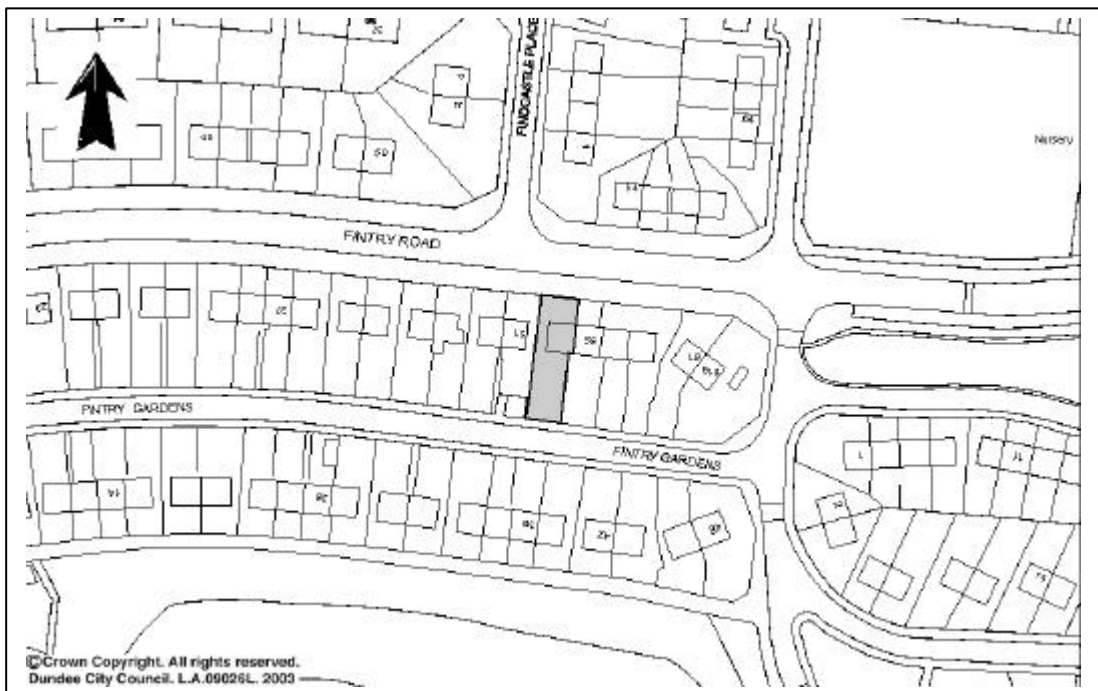
Applicant

Mr & Mrs M Fahay
53 Fintry Road
Dundee
DD4 9EH

Agent

Registered 12 April 2005

Case Officer C Walker



Proposed House Extension in Fintry Road

The proposed extension to a house is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposals are in accordance with Development Plan policy and that the objection raised is not of sufficient weight to warrant refusal of the application in this instance. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension to the side of this end terrace house. The proposed extension has a plan area of some 17m².
- Policy H4 of the Adopted Local Plan and Policy 14 of the Finalised Local Plan are relevant to the determination of this application.
- A letter of objection was received from a neighbour in the property immediately to the west. The concerns of the objector relate to fears of overshadowing of his property and an increase in noise.
- Although the proposed extension will sit directly on the mutual boundary, it is single storey only and there are no significant windows on the facing gable of the neighbour's property. In these circumstances there will be no significant impact on sunlight or daylight.
- The concerns about noise are not directly relevant to the determination of this planning application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey bedroom and shower room extension to the side of the house. The proposed extension has a plan area of some 17 sq. metres and occupies a narrow strip of ground between the gable of the house and the mutual boundary to the west and also projects some 1.7 metres forward of the front building line. Proposed finishing materials are roughcast and tiles to match the house.

SITE DESCRIPTION

The application site is an end terrace house in a row of 4 houses finished with roughcast walls and tiled roofs. The houses front onto Fintry Road to the north and their back gardens slope steeply downwards to Fintry Gardens. To the west of the site is a pair of semi detached houses of similar design which sit on slightly lower ground. The mutual boundary is a low block wall.

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 relevant history of planning applications.

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 west. The concerns of the objector relate to fears of overshadowing of his property and an increase in noise.

Copies of the objection letter are 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.

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. Although the extension projects forward of the front building line the distance involved is just 1.7 metres and this part of the extension is similar to a small porch area. The gable of the proposed extension is directly on the mutual boundary. If for any reason access was denied to finish this gable wall then an alternative finish would be required to ensure that it was visually acceptable. It is therefore proposed that a planning condition be attached to govern this matter.

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 the loss of sunlight or daylight.

Although the proposed extension will sit directly on the mutual boundary, it is single storey only and there are no significant windows on the facing

gable of the neighbour's property (just an upper level stair window). In these circumstances there will be no significant impact on sunlight or daylight.

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:

The Finalised Dundee Local Plan Review

Policy 14 Alterations and Extensions to Houses sets out similar criteria to 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.

The Letter of Objection

The neighbour in the property immediately to the west is concerned about overshadowing of his property and an increase in noise. The issue of overshadowing has already been addressed in the assessment of the proposal against Policy H4 of the adopted Local Plan and has been considered to be satisfactory. The concerns about noise appear to relate to existing problems and fears that these may increase with the closer proximity of the extension. It appears that this ground of objection relates more to the activities or behaviour of people within the application site and not the erection of this extension. As such this part of the objection is not directly relevant to the determination of this planning application. In any event the extension will not contain any windows directly facing the objector's house.

It is concluded from the foregoing that there are no material considerations that would justify the refusal of planning permission and 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 condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Details of the proposed finish for the western gable of the extension shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. In particular, should access be denied to construct the extension with harling on this elevation then an alternative finish of appropriate quality should be proposed prior to the commencement of development.

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.