

KEY INFORMATION

Ward Broughty Ferry

Proposal

Dormer extensions

Address

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Applicant

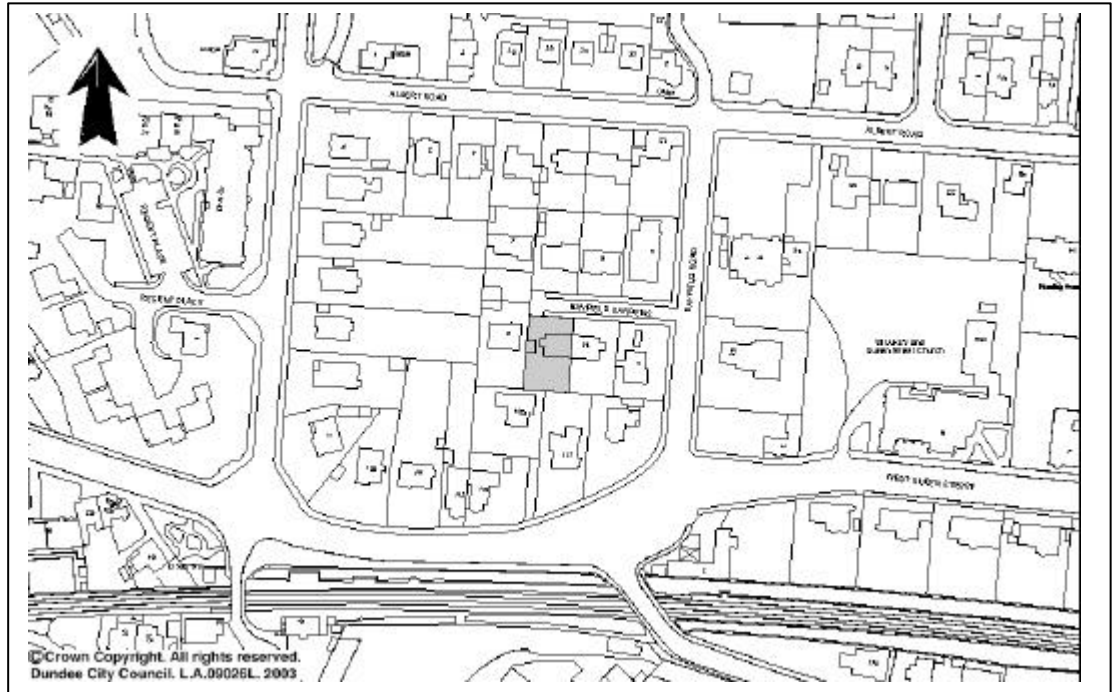
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Agent

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Registered 24 May 2005

Case Officer C Walker



Dormer Extension Proposed in Bayfield Gardens

A dormer extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review. The concerns raised by the objectors are 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 to extend this semi detached house by providing upper floor accommodation within the roofspace and forming dormers on the front and rear elevations.
- Policy 14 of the Dundee Local Plan Review 2005 sets out guidelines for proposals to alter or extend existing dwelling houses.
- 3 letters of objection were received from neighbours surrounding the site concerned about the scale and visual appearance of the dormers and overlooking of their properties.
- The design and scale of the proposed development is satisfactory and there will be no unacceptable overlooking of adjoining properties. The development is considered to comply with the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought to extend this house by providing upper floor accommodation within the roofspace and forming dormers on the front and rear elevations. 3 bedrooms will be provided with the development with a small dormer on the front elevation and a larger dormer extending most of the length of the house on the rear elevation.

The dormers are designed to match the house with the front dormer having a pitched tiled roof to match the house and the rear dormer is flat roofed.

A letter in support of the application has been submitted by the applicants. It states that there are numerous examples of semi detached houses where there are dormers on 1 of the houses only; that there is a dormer extension and gable windows on the house to the west which already overlook the applicants property; that they will increase the height of the boundary with the house to the east to increase privacy; and finally that the proposed accommodation comprises bedrooms and not day to day living rooms.

SITE DESCRIPTION

The application site is a semi detached bungalow and its garden ground located on the south side of a small cul de sac of 6 houses at Bayfield Gardens. It is finished with roughcast walls and a tiled roof. There is a detached garage to the side of the house and an area of decking in the garden to the rear.

The site is surrounded by houses and like the houses to the east and west of it sits below the level of the road with the houses on the north side of the road sitting at a much higher level. The house immediately to the west has a dormer extension on its rear elevation.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

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

There is no relevant history of planning applications at this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and 3 letters of objection were received from neighbours surrounding the site. The concerns are that the house is being over extended; that the dormers will overlook their properties; that the semi detached pair of houses will have an unbalanced appearance; that there will be noise problems from a proposed bathroom; and temporary traffic disruption during the construction period. Other concerns have been raised about previous development at this site but are not relevant to the determination of this application.

Copies of the objections 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.

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.

Policy 14 of the adopted Local Plan relates to proposals to alter or extend houses. Relevant requirements of that policy are that there is no adverse impact on the appearance of prominent elevations of the house, no significant loss of privacy to the occupants of neighbouring properties and that the design and materials respect the character of the existing building.

The proposed house is a semi detached bungalow of standard design. It is situated in a quiet cul de sac below the level of the road and is not visually prominent. The proposed dormers are of acceptable design sitting well away from the wall head and roof ridge. The front elevation dormer is small with a pitched tiled roof. Although this dormer will clearly disrupt the symmetry of the pair of houses it is considered that since the design of the dormer is satisfactory and since the site is not in any way prominent, that the loss of symmetry is not critical. The rear elevation dormer is only clearly visible from back garden and is of reasonable design for this location.

The upper floor dormers will afford the opportunity to look across the road to houses on the north side of Bayfield Gardens and to the rear over the gardens of adjoining houses. However this is not an uncommon situation and the house to the west has a large dormer extension which has a similar impact. In all cases the dormers serve bedrooms where overlooking tends to be less of a problem. The loss of privacy at houses on the north side of the road is not a significant issue as the distance involved is over 22 metres. The potential to overlook gardens of houses from the rear dormer is also not significant taking into account the fact that the overlooking will be at an angle and not direct and that the house to the west already has a south facing dormer.

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:

Objections

The concerns of the objectors are that the house is being over extended, that the dormers will overlook their properties, that the semi detached pair of houses will have an unbalanced appearance and that there will be noise problems from a proposed bathroom.

The issues relating to design, appearance and overlooking have been considered in the context of Policy 14 of the adopted Local Plan and it has been concluded that the proposals are satisfactory. The scale of the proposed dormers is also considered to be appropriate and the proposed development does not enlarge the footprint of the house so that there is no impact on parking or garden ground. Any noise as a result of the conversion of a downstairs bedroom to a bathroom (which does not in any event require planning permission) will not be significant and the Building Standards will require appropriate construction standards. Finally any traffic disruption during the construction period will be temporary in nature and is a feature of all development proposals.

Letter in Support

The letter in support notes that there are numerous examples of semi detached houses where there are dormers on 1 of the houses only, that there is a dormer extension and gable windows on the house to the west which already overlook the applicants property, that they will increase the height of the boundary with the house to the east to increase privacy and finally that the proposed accommodation comprises bedrooms and not day to day living rooms. These points have been noted in the consideration of this application. The offer to erect a fence on the eastern boundary seems to have resulted from discussions with the occupier of the attached house and could be made the subject of a planning condition if Members were minded to approve this application.

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 dormers are of acceptable design sitting well away from the wall head and roof ridge. The front elevation dormer is small with a pitched tiled roof. Although this dormer will clearly disrupt the symmetry of the pair of houses it is considered that since the design of the dormer is satisfactory and since the site is not in any way prominent, that the loss of symmetry is not critical. The rear elevation dormer is only clearly visible from back garden and is of reasonable design for this location.

CONCLUSION

It is considered that the proposal complies with Policy 14 of the Finalised Dundee Local Plan Review. The concerns raised by the objectors are 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 conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Details of the provision of a screen fence along the eastern rear garden boundary and a timescale for its erection 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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to protect the privacy of the occupier of the house to the east.