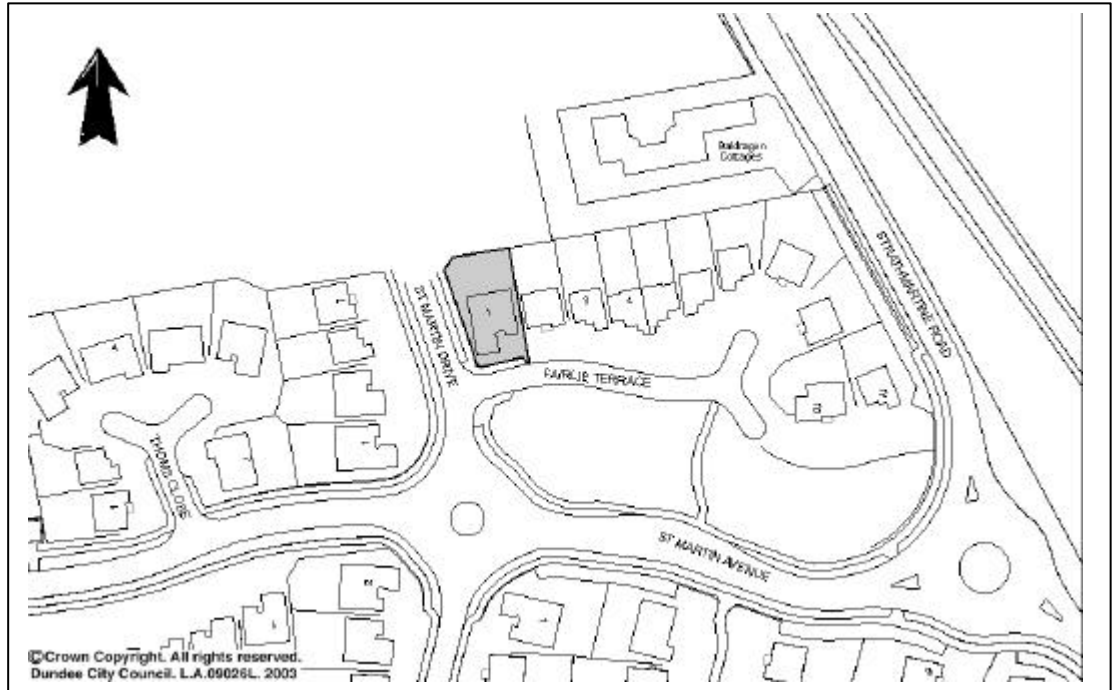


**KEY INFORMATION**

Ward Brackens

**Proposal**

Extensions to roof and formation of two dormers

**Address**1 Fairlie Terrace  
Dundee  
DD3 0RX**Applicant**Mr and Mrs Scott  
1 Fairlie Terrace  
Dundee  
DD3 0RX**Agent**Andrew Black Design  
36 Main Street  
Invergowrie  
Dundee  
DD2 5AA**Registered** 20 June 2005**Case Officer** Eve Jones

# Roof Extension Proposed in Fairlie Terrace

An extension to the roof and formation of two dormers is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with Policy 14 of the Dundee Local Plan 2005. The objection from the adjoining neighbour is not supported. Accordingly the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for roof extensions to an existing hip roofed bungalow to create a long ridged roof and the formation of two dormer windows on the side elevations all to provide residential accommodation on the upper floor. The new roofs will match the existing and walls will be rendered to match the existing.
- This is a new bungalow in a new housing development of predominantly two storey houses. The property lies on a corner site. The neighbouring house to the east is a two storey house.
- The development complies with Policy 14 of the Dundee Local Plan Review 2005 as it will not have an adverse impact on the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties and the design and materials respect the character of the existing.
- One objection has been received from the adjacent neighbours on grounds of shadowing of the garden. The plans have been amended to remove a rear balcony which was also the subject of the objection. The neighbours' house is two storey and the garden is to the north. It is not considered that the development will result in significant shadowing and there are no windows affected by the extensions.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of roof extensions on the north and south elevations of an existing hipped roof which will combine to form a long ridged roof. Two dormer windows will be formed on the east and west elevations of the new roof. The new roof will be in clay tiles to match the existing and gable and dormer walls will be rendered to match the existing.

## SITE DESCRIPTION

The application site is a new bungalow on the north side of Fairlie Terrace and on the east side of St Martin Drive. The neighbouring properties to the west and east are two storey houses. The area is a newly developed residential area of detached houses and bungalows at the northern end of Strathmartine Road, close to the City boundary.



neighbour also objected to a small balcony which was proposed on the rear elevation at the upper level. Following discussions with the planning officer, the plans have been amended to French doors with a railing which will not allow seating outwith the building line. The objector was advised of the amendments and invited to reconsider the objection but no response has been received. The objection will be considered in the Observations below.

and the design and materials respect the character of the existing.

As noted, this is a bungalow on a corner site beside two storey houses. The proposed roof extensions will make the building into a semi-bungalow with dormer windows to provide accommodation on the upper floor. The bungalow was constructed relatively recently and provided matching materials are used, the development should not have a detrimental impact on the appearance

of the house or the area. The neighbouring house is two storey and there are no windows affected on the west side of the property. The garden is to the north of the house and will be shadowed by it. The proposed extensions to the adjacent house are not considered to be likely to lead to significant loss of sunlight, daylight or privacy.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## 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

The following policies are of relevance:

Policy 14 - Alterations and extensions.

## LOCAL AGENDA 21

Key Theme 13 Places, spaces and objects combine meaning and beauty with utility and Key Theme 15 Diversity and local distinctiveness are valued and protected.

## SITE HISTORY

There is no planning history of relevance.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. One objection was received from a neighbour on the grounds that the development would result in overshadowing of the rear garden. The

## CONSULTATIONS

There were no adverse comments from 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.

### Dundee Local Plan Review 2005

Policy 14 - Alterations and Extensions.

They will only be permitted where they will not have an adverse impact on the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties

## Other Material Considerations

Objection. The objection from a neighbour objects to overshadowing of the garden by the roof extensions. It is acknowledged in the objection letter that there are no windows on the west elevation of their house which could be affected by the proposed development. The proposed extensions are not considered to be likely to significantly increase the shadowing to the garden to such an extent as to justify the refusal of permission. The applicant has agreed to amend the design to remove the balcony which could have resulted in loss of privacy to the adjacent neighbour. The objection is not supported.

It is concluded from the foregoing that insufficient weight can be accorded to the objection such as to justify the refusal of planning permission contrary to the provisions of the development plan.

## Design

The design of the roof extension and dormers is acceptable as detailed above.

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## CONCLUSION

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The proposed roof extensions and dormers comply with the terms of the Dundee Local Plan Review 2005 and the objection is not supported. It is therefore recommended that planning permission be granted with conditions.

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## RECOMMENDATION

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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.