

KEY INFORMATION

Ward Balgillo

Proposal

Installation of dormer windows on north and south elevations

Address

19 Dunearn Street
Broughty Ferry
Dundee

Applicant

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Agent

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Registered 21 Nov 2005

Case Officer S Johnson



Proposed Dormer Extension in Dunearn Street

The installation of dormer windows on north and south elevations is **RECOMMENDED FOR REFUSAL**.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be contrary to Policy 14 of the Dundee Local Plan Review 2005 and the objections are supported.

SUMMARY OF REPORT

- Planning permission is sought for the installation of dormer windows on the north and south elevations at 19 Dunearn Street, Broughty Ferry, Dundee.
- Two letters of objection were received from neighbouring residents on the grounds of prominence, loss of residential amenity and loss of privacy.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as it seeks to protect the amenity of neighbouring residents and the amenity of the area.
- It is considered that the proposal does not comply with Policy 14 of the Dundee Local Plan Review 2005 due to the adverse impact on the prominent elevation of the house, loss of privacy and the overall design.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of dormer windows on the north and south elevations at 19 Dunearn Street, Broughty Ferry, Dundee. The proposed dormers will be some 1.6 metres in height. The proposed dormer on the north elevation will be 7.4 metres in width and the proposed dormer on the south elevation will be 3.1 metres in width. They will sit below the ridge of the roof of the house. The proposed dormers will have a flat roof and the external walls will be roughcast to match the existing. The additional rooms to be provided are two bedrooms and a shower room. There will be two double windows on the north elevation which will serve two bedrooms and a single dormer on the south elevation which will serve a shower room.

SITE DESCRIPTION

The application site is located to the south east of Dunearn Street in a residential area. It is a two storey detached property with a separate garage to the south west of the dwelling. The majority of properties are detached two storey properties. None of the other neighbouring properties have installed dormers on such a prominent elevation. To the south east of the property are two one and half storey dwellings.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Finalised Dundee Local Plan 2005

The following policy is of relevance:

Policy 14: Alterations and Extensions - Proposals will only be permitted where they do not adversely affect the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties, more than 50% of the original useable garden ground 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 the determination of the application and states that places, spaces and objects should combine meaning and beauty with utility.



SITE HISTORY

There is no site history of direct relevance to the determination of the application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received from surrounding neighbours. One of the objectors will not object to the development if the window on the south elevation has frosted glass. The valid grounds of objection are:

- a the property will dominate the surrounding area;

- b the proposal will diminish residential amenity; and
- c there will be a loss of privacy.

Copies of the objections are available for inspection in the Members' Lounges and the issues are discussed on the "Observations" section below.

CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

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.

The relevant criteria of Policy 14 are:

- a there is no adverse impact on the appearance of prominent elevations of the house;
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- d the design and materials should respect the character of the existing building.

Although the dormers will be below the ridge of the house they will be prominent on the front elevation and visible to public view and from the neighbouring properties. It is therefore considered that these dormers will adversely affect the front elevation of the house and the overall streetscene. None of the other neighbouring two storey properties have installed dormers on such a prominent elevation. With the installation of these dormers, this property will dominate

the area. It is therefore considered that the proposal contravenes criteria a) of Policy 14.

The dormers will be located on the north and south elevations of the property. There will be two double windows on the north elevation which will serve two bedrooms and a single dormer on the south elevation which will serve a shower room. It is considered that this will result in a loss of privacy to the neighbours to the north because there will be an unacceptable degree of overlooking. The proposal does not comply with criteria b) of Policy 14.

The dormers will be finished in materials to match the existing house. However, by virtue of their positioning on this two storey property it is considered the dormers will appear as incongruous elements to the existing house and as such will detract from the original profile of the house. The design of the development therefore contravenes criteria d) of Policy 14.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

It should be noted that a letter was sent to the applicant's agent on 7 December 2005. This stated that the application would have an adverse impact on the environmental quality enjoyed by local residents in terms of overlooking and overall design. At the time of writing this report there had been no contact from the agent.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections

Two letters of objection were received in respect of this application. The concerns of the objectors are visual prominence, loss of privacy and residential amenity. These issues have already been assessed in the context of Policy 14 of the Dundee Local Plan Review 2005 and it has been concluded that the proposal contravenes the development plan in all these respects. One of the objectors will not object to the proposal if the windows on the south side have frosted glass. It is not considered that the introduction of frosted glass is sufficient to overcome the issue of overlooking to the north and the overall design. Furthermore there are

no material considerations which justify the grant of planning permission. It is therefore recommended that planning permission be refused.

One of the objectors is concerned that the proposal may devalue their property. This is not a material consideration in the determination of this planning application.

Design

The proposed dormers will be visible to public view from Dunearn Street and neighbouring properties. They will appear as dominant and incongruous elements on this two storey property. This will have an adverse impact on the appearance of the property and the environmental quality enjoyed by local residents in terms of the overall design.

CONCLUSION

The proposal is contrary to Policy 14 of the Dundee Local Plan Review 2005. The objections are supported in these circumstances and the application is recommended for REFUSAL.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason.

Reason

- 1 The proposal is contrary to Policy 14 of the adopted Dundee Local Plan Review 2005 in terms of having an adverse impact on the appearance of the main elevation of the dwelling, loss of privacy to occupants of neighbouring properties and having a design that fails to respect the character of the existing house and there is no reason to justify the setting aside of the terms of the development plan in this instance