

KEY INFORMATION

Ward Riverside

Proposal

Single storey extension to north west and south of dwelling house

Address

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Dundee
DD2 1TX

Applicant

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Agent

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Registered 27 Mar 2006

Case Officer D Gordon



Proposed House Extension in Almond Place

A single storey extension to north west and south of dwelling house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with Policy 14 of the Dundee Local Plan Review 2005. It is considered that the proposed extensions to the house are acceptable in design terms and will not significantly impact on the occupiers of adjacent properties. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of replacement extensions on the north, south and west elevations of a semi-detached, 2 storey dwellinghouse located on the south side of Almond Place, Dundee.
- One letter of objection to the proposals has been submitted from a local resident on several grounds including design, scale, overshadowing and reduction in daylight/sunlight.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of this application as it seeks to protect the amenities of neighbouring residents and of the local area.
- It is considered that the proposals comply with Policy 14 of the Plan. The views of the objector are not supported as it is considered that the proposals will not significantly impact on the neighbouring properties. There are no material considerations that would justify the refusal of this application contrary to the terms of Policy 14.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of extensions on the north, south and west elevations of an existing dwelling house. These new structures will replace existing smaller extensions.

The proposed extension to the north ie facing onto Almond Place, will measure 5.8m x 4.3m, and will be pitched roof in design. The structure will be finished in roughcast and roof tiles to match the existing building. The extension will accommodate an additional bedroom. The existing store/utility room located on the north elevation is to be removed as part of this proposal

The proposed pitched roof extension to the west ie to the side of the house, will measure 6.2m x 2.4m and will also be finished in materials to match the existing house. This will provide for a new toilet and utility room.

The extension to the south ie facing into the rear garden, will measure approximately 5m x 8.4m and will be finished in matching materials. The new structure will be located approximately 400mm distant from the mutual boundary wall with the neighbouring property to the east. There are no windows on either the east or west elevations of this extension that directly overlook the neighbouring houses. This extension will provide a new lounge and dining area. An existing conservatory, located on a patio area that overlooks the rear garden area, is to be removed from the site.

SITE DESCRIPTION

The site is located on the south side of Almond Place which is a small cul-de-sac that runs in an east to west direction on the south side of Ninewells Avenue and to the west of Glamis Road.

The property is a two storey, semi-detached dwelling house that is finished in white roughcast, facing brick panels and roof tiles. The north side of the house currently accommodates a small utility / store room extension. A flat roofed extension is located on the west side of the house and a conservatory is located on the south elevation. The building accommodates a small front garden area (north) and a large elongated

garden to the rear (approx. 27m x 9m) and a small patio area.

The property to the east (semi-detached neighbour) also has a large rear garden area and a conservatory structure on the south elevation of the building. The properties are separated by fencing and hedging.

The surrounding area is predominantly residential in character.

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 1: Vibrant and Sustainable Communities

The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 14: Alterations and Extensions To Houses

Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and

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- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d 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 are no planning applications of relevance to the consideration of this proposal.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was undertaken by the applicants and a letter of objection to the proposals has been received from a neighbouring property. The main issues raised relate to the design of the extensions and their potential adverse affect on the appearance of the existing house and adjacent properties and the detrimental impact of the developments on the environmental qualities currently enjoyed by adjacent occupiers by a reduction in sunlight / daylight.

A copy of the objection is available for inspection in the Members Lounges and the issues raised are discussed in the 'Observations' section below.

CONSULTATIONS

No adverse comments have been 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

Policy 14 indicates that alterations and extensions to houses will be permitted where:

- 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;
- c more than 50% of the original useable garden area will be retained;
- d the design and materials should respect the character of the existing building.

The proposed extensions to the house raise issues for consideration in terms of all these criteria.

The principle public elevation of the existing house faces north onto Almond Place. The west elevation can also be viewed briefly when travelling east along Ninewells Avenue to the north. On the north elevation there is currently a small flat roof extension. A mono-pitched extension is located on the west elevation of the property. It is considered that, in this instance, the removal of these existing extensions and the erection of replacement pitched roof accommodation will not significantly detract, by virtue of design, appearance and materials, from these main elevations of the dwelling. It is the case that several of the

neighbouring houses have similar size extensions facing onto Almond Place.

With regard to the proposed extension on the south side of the house, this will replace an existing conservatory that sits on a small raised patio area facing onto the rear garden of the property.

This existing conservatory measures approximately 3m x 5m and is constructed of glass and roughcast. The glass wall on east elevation of this conservatory directly overlooks the rear garden area of the neighbouring property located to the east. The proposed replacement extension will measure approximately 5m in length x 8.4m in width, will be pitched roof in design and will be finished in materials to match the existing house. The structure will be located approximately 400mm from the mutual boundary of the neighbouring dwelling to the east. No windows are to be provided on either the east or west elevations of the extension – directly overlooking the neighbouring properties. It is considered that due to the elongated nature of the rear garden area of the adjoining property to the east, the proposed new extension will not significantly reduce the sunlight or daylight to this private garden area. With regard to the potential reduction of daylight/sunlight to the living accommodation of the neighbouring property, it is considered that the proposal may have a minimal impact during winter months with no significant impact during the summer months. It is understood that, following a visit to the neighbouring property at 5 Almond Place, the main ground floor living accommodation located on the south side of the house is a lounge /sitting room. It is this room that is closest to the proposed new extension. This room previously accommodated a full length window and patio doors facing south onto the rear garden area. The full length has now been partially bricked up (approx 50%) by the occupants and the patio doors now lead into a conservatory that has been erected on the south elevation of the house. It is considered that these alterations have had an impact on the amount of daylight currently available in the lounge / sitting room of this neighbouring property.

The large elongated rear garden area to the south side of the house measures approximately 27m x 9m. The dwelling also has a small front garden. The proposed extensions will not

utilise more than 50% of the original garden area of the building.

The proposed extensions will be finished in the same materials as the existing house and will be pitched roof in design to match the profile of the roof of the building. It is considered that the scale and the appearance of the extensions are acceptable and will not detract from the appearance of the existing building.

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:

It is considered that the issues raised by the objectors relating to design, appearance, size, reduction in daylight sunlight have been discussed and discharged above.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed extensions to be located on the north, west and south elevations of the house are considered to be acceptable in terms of design and the impact that they have on the appearance and setting of the building. It is further considered that the close proximity of the proposed extensions to the surrounding mutual boundaries will not significantly affect the outlook of adjacent occupiers.

CONCLUSION

The proposal is considered to be in accordance with the terms of Policy 14 of the Dundee Local Plan Review 2005. The issues raised by an adjoining occupier are not considered to carry sufficient weight to justify refusal of the application contrary to this policy.

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.