

**KEY INFORMATION**

**Ward** Stobswell

**Proposal**

Single storey extension on south elevation

**Address**

14A Haywood Place  
Dundee  
DD4 9BB

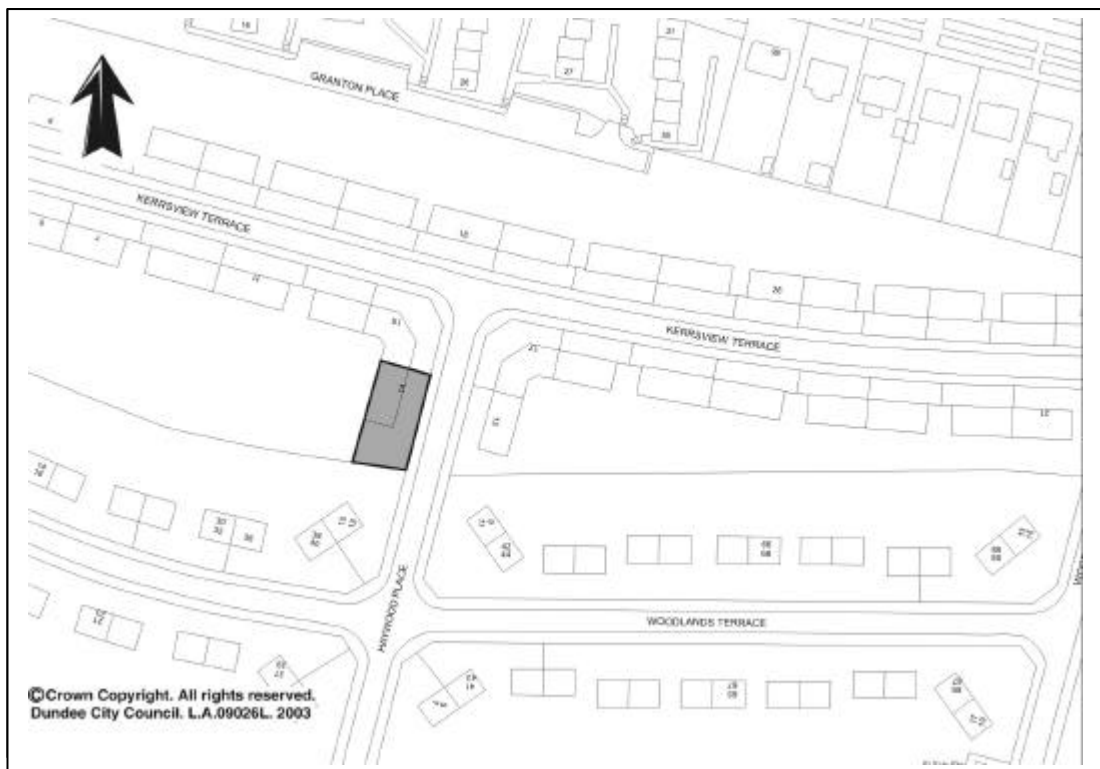
**Applicant**

Mr J Conway  
14A Haywood Place  
Dundee  
DD4 9BB

**Agent**

**Registered** 8 June 2006

**Case Officer** J Young



## Proposed Extension to Ground Floor Flat in Haywood Place

A single storey extension on the south elevation is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

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

**SUMMARY OF REPORT**

- Planning permission is sought for a single storey extension on the south elevation of a flat at 14A Haywood Place.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application and seeks to ensure that there will be no adverse impact on the appearance of the building or on the amenity enjoyed by residents.
- Six letters of objection were received on the grounds of the adverse impact of the extension on the appearance of the building and surrounding area; contrary to Local Plan and drainage/infrastructure problems.
- It is considered that the proposed extension would adversely affect the appearance of the building and character of the area. The application is recommended for refusal.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the south elevation of a flat at 14A Haywood Place, Dundee. The extension will have a dry dash render and brick basecourse to match the existing property and a grey concrete tiled roof. A dining room and study will be provided with the proposal.

The floor area of the extension is approximately 28sqm. It will extend into an existing flower bed area.

## SITE DESCRIPTION

The application site is located on the west side of Haywood Place. The property is a ground floor flat within a block of four. The properties along the street and other neighbouring streets are all of similar 1930s style and design. The flats have dry dash render walls, red brick basecourse and slate roof. There is a garden area to the south and mutual drying green to the west, which is shared with properties on Kerrsview Terrace. There are no other extensions on similar properties within the immediate or surrounding area.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

#### POLICY 14: ALTERATIONS AND EXTENSIONS TO HOUSES

Proposals to alter or extend existing dwellinghouses will be 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.

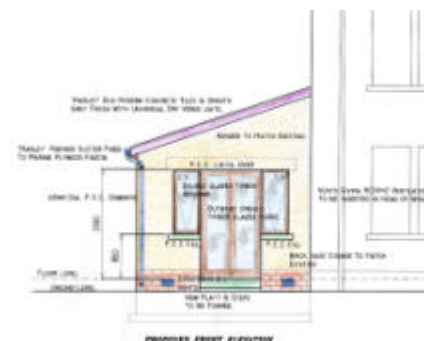


### Scottish Planning Policies, Planning Advice Notes and Circulars

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 site history of direct relevance to the application property in these circumstances.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and six letters of objection were received on the grounds of:

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- Adverse impact on character of area
- Adverse appearance of development
- Drainage/infrastructure problems
- Contrary to Local Plan

Copies of the objection letters are available for viewing in the Members' Lounges.

## 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:

- 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 14 states that extensions will not be permitted where they adversely affect prominent elevations. The buildings along the street in the immediate and surrounding area are 2 storey in height with slate roofs and provide a sense of uniformity along the street frontages. This uniformity will be significantly altered by the addition of a single storey extension on the south gable end of the building. The proposed extension is single storey and will have a grey concrete tiled roof, which is not in keeping with the roof of the existing building. It will be located on the south elevation with French doors opening out onto the front elevation and this will significantly alter the front elevation of the entire building. There are no other extensions evident on front elevations within the immediate or surrounding area, where there are similar style and height of properties.

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

## Other Material Considerations

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

### Objections

Adverse impact on character of area

It has previously been discussed how the character of the area will be adversely affected by the proposed extension. This objection is supported.

Adverse appearance of development

It has been discussed under Policy 14 observations above that the proposal will have an adverse impact on the immediate and wider streetscape. The objection is supported.

Drainage/infrastructure problems

The extension will provide a dining room and study and have a total floor area of 28sqm. It is not considered that this will adversely affect the drainage or infrastructure. Therefore this objection is not supported.

Contrary to Local Plan

It has been discussed above that the proposal is contrary to Policy 14 of the Dundee Local Plan Review 2005 because although the proposed extension is on the side of the property, it will be prominent from the front elevation, which will be significantly altered by the proposal. This objection is supported.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the refusal of planning permission. It is therefore recommended that planning permission be refused.

## Design

The proposed extension is single storey and will be located on the gable end of a 2 storey building of four flats. The height is not in keeping with the uniformity of the buildings along the street and the roof material will have a heavy appearance in comparison to the existing roofscapes.

## CONCLUSION

The proposal does not comply with Policy 14 of the Dundee Local Plan 2005 and the objections are supported in these circumstances. Therefore the application is recommended for REFUSAL.

## RECOMMENDATION

planning permission be REFUSED for the following reason:-

### Reason

- 1 The proposal is contrary to Policy 14 of the Dundee Local Plan 2005 due to the adverse impact on a prominent elevation of the property.