

KEY INFORMATION

Ward Strathmartine

Proposal

Extension to northeast and southeast elevations of house

Address

17 Muirfield Crescent
Dundee
DD3 8PS

Applicant

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Agent

Registered 30 May 2006

Case Officer S Cooper



Extension to House Proposed in Muirfield Crescent

An extension to the northeast and southeast elevations of a house is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal accords with the provisions of Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no material considerations that would justify the refusal of the application. It is therefore recommended that the application be **APPROVED**.

SUMMARY OF REPORT

- Planning permission is sought for extensions to the north east and south east elevations of the house, including a dormer extension in the north east roofslope.
- The proposal raises issues in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One objection has been received to this application. The grounds of objection relate to the design of the extension and its impact the amenity of neighbouring properties in terms of overlooking.
- It is considered that the proposal complies with the provisions of Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no material considerations that would justify the refusal of this application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of single storey extensions to the north east and south east elevations of the house, including a dormer in the north east roofslope.

The proposed extension on the south east elevation would have pitched roof slopes and would form a gable end at the south eastern elevation. To the rear it is proposed to erect a single storey extension including a dormer in the north east roofslope.

The external walls of the proposed extensions would have a white wet dash rendered finish to match the external walls of the house. The roofslopes of the proposed extensions would be clad with second hand scotch slate. The dormer walls would also be clad with slate. The flat roof of the dormer would be finished with 3 layers of roofing felt.

SITE DESCRIPTION

The application relates to a semi detached single storey house that is located within a predominantly residential area. There is an existing dormer in the front roofslope which provides some first floor accommodation in the roofslope. The house has wet dash rendered external walls, with a white painted finish, and a hipped roof that is clad with slate. There is a detached garage to the south east of the house and existing vehicular access from Muirfield Crescent. There is garden ground to the front and the rear of the house. The property is bounded by other residential properties to the north west, north east and south east, and by the road of Muirfield Crescent to the south west. There are a number of dormer and roof extensions in the streetscene, of varying styles.

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 will only be permitted where

there is no adverse impact on the appearance of the house or area, residential amenity, garden area and the design and materials should 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 of relevance. It states that places, spaces and objects should combine meaning and beauty with utility.



SITE HISTORY

There is no planning history of relevance to the determination of this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory notification of neighbours. One objection was received.

The grounds of objection relate to the design of the north east elevation including the dormer, and that the proposal would result in overlooking detrimental to the amenity of neighbouring residential properties.

It is intended to comment on these issues in the 'Observations' section of this report. Copies of these letters are available for inspection in the Members Lounges.

CONSULTATIONS

No adverse comments were received from any consultees.

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.

The proposal is for the erection of extensions to the north east and south east elevations of the house including the formation of a dormer in the north east roofslope. The external finishes would match those of the existing house.

In terms of Policy 14 of the Dundee Local Plan Review, the proposal raises issues in terms of design, impact on the character and appearance of prominent elevations, impact on garden ground and the impact on the amenity of any neighbouring residential properties in terms of overlooking and overshadowing.

The roof of the proposed extension to the south east of the house would continue on the same pitch and plane as the existing roofslopes, and would form a gable at the south eastern end. The height of the ridge of the roof of the south east extension would be the same as the ridge height of the existing house. The extension is designed to be sympathetic to the character of the house and is similar to a number of existing extensions in the streetscene. In such circumstances it is considered that the proposed extension would not be detrimental to the most prominent (south west) elevation of the house.

The proposed dormer would be formed in the north east roofslope. It would have a flat roof and would sit comfortably below the ridge and above the eaves of the roof of the house. By its size, scale and massing, it would not be an overdominant addition to the roof. The roof of the extension on the north east elevation would tie in to the north east face of the dormer. The extension would have a hipped roof. In their position on the rear of the house,

the proposed dormer and extension would not be prominently visible to public views. It is considered that the proposed extensions and dormer, by their size, scale, architectural form and finishing materials, and their positioning and proportions, would not be detrimental to the character and appearance of the house or the area.

Any proposal to alter or extend an existing dwellinghouse should not result in a significant loss of daylight, sunlight or privacy to neighbouring residential properties. In terms of daylight and sunlight, it is considered that by virtue of the size of the proposed extensions and the distance to neighbouring properties, the proposed extension would not result in a significant loss of sunlight or daylight received by neighbouring properties.

In terms of overlooking, a minimum distance between directly facing windows of 18 metres is applied for new housing developments. In this case there are no residential properties that have directly facing windows within 18 metres of the glazing in the north east elevation of the proposed extension and dormer. The rear garden of the applicant's house is approximately 17 metres in depth. With such distances between facing windows and the gardens of the houses to the rear it is considered that the proposed extension and dormer would not give rise to harmful overlooking of any neighbouring residential properties.

It is therefore considered that the proposed development would not be detrimental to the amenity of neighbouring residential properties by way of loss of sunlight, daylight or overlooking, in accordance with the provisions of Policy 14.

Policy 14 requires that any proposal to alter or extend a dwellinghouse should not result in the loss of more than 50% of the original useable garden ground. There is an existing garage to the south east of the house. That garage would have to be removed in order to allow for the proposed extension to be built. Although the proposed extension would have a larger footprint than that existing garage, it would not result in the loss of more than 50% of the original useable garden ground. Accordingly, it is considered that the proposal accords with this particular requirement of Policy 14.

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 the views of the objectors.

The views of the objectors regarding impact on residential amenity and the design of the extension have been discussed in detail above. It is considered that the views of the objector are not supported.

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

Design

It is considered that the proposed extension has been designed in such a manner as to be sympathetic to the character and appearance of the house. The extensions would not be over dominant and would not appear incongruous within the streetscene. Furthermore, the proposed extension would be finished with materials to match the existing finish of the house.

CONCLUSION

It is considered that the proposed development accords with the provisions of Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no material considerations that would justify the refusal of this application. It is therefore recommended that the planning application be approved.

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.