

KEY INFORMATION

Ward Barnhill

Proposal

First floor extension above garage

Address

24 Fernie Gardens
Broughty Ferry
Dundee

Applicant

Mr & Mrs Locherty
24 Fernie Gardens
Broughty Ferry
Dundee

Agent

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Registered 8 June 2006

Case Officer J Young



Extension Proposed to House in Fernie Gardens

A first floor extension above garage is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is considered to be in accordance with policy requirements of the Dundee Local Plan Review 2005. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for an extension above an integral garage at 24 Fernie Gardens, Broughty Ferry to provide two additional bedrooms.
- One letter of objection was received from a neighbouring resident on the grounds of lack of parking, access problems and adverse visual impact.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application.
- It is considered that the proposal is acceptable and will not adversely affect the amenity enjoyed by surrounding neighbours and will not have an adverse impact on the visual appearance of the area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension above an integral garage on the north elevation of a dwelling at 24 Fernie Gardens, Broughty ferry, Dundee. The extension will provide two additional bedrooms. The applicant also proposes to convert the garage into a family room, dining area and utility room. These elements on their own do not require planning permission as the only external alteration would be the replacement of the garage door with French doors.

SITE DESCRIPTION

The application site is located on the west side of Fernie Gardens. The dwelling is 2 storey and detached with integral garage on the south elevation. The materials on the house are dry dash render, reconstituted stone detailing, tiled roof and timber windows and doors. There is a 1.5m high timber fence around the rear garden.

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 to Houses - Proposals to extend existing dwelling houses will only be permitted where certain criteria can be met.

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 site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident who has concerns regarding the lack of parking, access problems and adverse visual impact of the proposal on the surrounding area.

Copies of these objections are available for inspection in the Members' Lounges and the issues raised are addressed in the "Observations" section below.



CONSULTATIONS

No adverse comments have been received from any of the 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.

Policy 14 of the Dundee Local Plan Review 2005 seeks to protect the amenity of neighbouring residents. The extension is on the south elevation above an integral garage. It will match the existing house in terms of design and materials. There will be no windows on the south elevation and so there will be no overlooking onto the neighbouring property to the south. The extension is located approximately 5m from the property to the south and will not affect their amenity as the extension is to the north. It is considered that the proposal complies with 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 as follows:

Objections

The main objections relate to lack of parking and access problems. At present the applicant does not use the garage for parking. The driveway is over 12m in length, which is sufficient for two cars. It is considered that this is adequate parking provision for a dwelling of this size. Any access difficulties on the street are a legal issue between neighbours. It is considered that the insertion of French doors on the front elevations blend in with the existing property. Conversion of the garage to useable rooms does not require planning permission in itself. The extension is designed and uses materials to match the existing house. It is considered that the objections do not carry sufficient

weight to justify refusal of the application.

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

The proposed extension will be designed and use materials to match the existing house which is considered acceptable at this location.

CONCLUSION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The objections do not carry sufficient weight to merit refusal of the application. The extension is considered acceptable and therefore the proposal is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 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