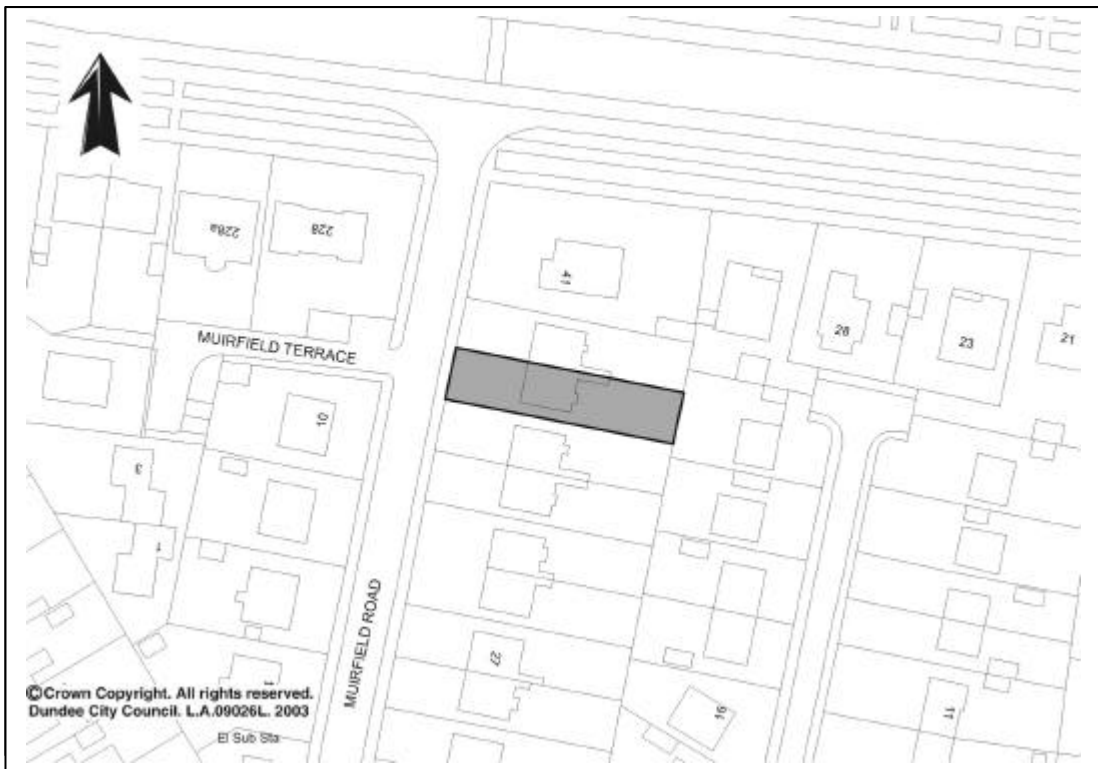


**KEY INFORMATION****Ward** Fairmuir**Proposal**

Extension to house

**Address**37 Muirfield Road  
Dundee  
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DD5 1EL**Registered** 9 June 2006**Case Officer** S Cooper

## Proposal for Rear Extension to House in Muirfield Road

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

**RECOMMENDATION**

It is considered that the proposed extension 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. Accordingly it is recommended that the application be APPROVED.

**SUMMARY OF REPORT**

- The proposal is for the addition of a one and a half storey extension on the rear (east) elevation of house.
- The proposal raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection was received to this application. The grounds of objection relate to loss of sunlight and the height of the proposed extension.
- 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 this application.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of a storey and a half extension on the rear (east) elevation of the house. The extension would provide first floor accommodation in the roofspace.

## SITE DESCRIPTION

The application relates to a semi-detached single storey house that is located within a predominantly residential area. The existing house has a hipped roof. There is garden ground to the front and rear of the house. There is an existing flat roofed extension on the rear elevation of the house. The house is located towards the bottom of a fairly steep slope.

## 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, there is no significant loss of amenity to neighbouring properties in terms of sunlight, daylight and privacy, more than 50% of the garden area will be retained 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.

## PUBLIC PARTICIPATION

The applicant has carried out the Statutory Notification of Neighbours. One letter of objection has been received.

The grounds of objection relate to the height of the proposed extension and its detrimental impact on the sunlight received to the conservatory and rear garden of the adjoining house to the north.

It is intended to comment on these issues in the 'Observations' section of this report. A copy of the letter is available for inspection in the Members Lounge.

## CONSULTATIONS

No adverse comments were received by 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 addition of a one and a half storey extension on the rear (east) elevation of the house. The existing extension on the rear of the house would be removed.

Policy 14 raises issues in terms of visual impact, design and materials, impact on garden ground and impact on residential amenity in terms of overlooking and overshadowing.

Part A of Policy 14 states that proposals to extend dwellinghouses will only be permitted where there is no adverse impact on prominent elevations of the house.

The roof of the extension would extend out to the south beyond the south elevation wall of the house, forming a canopy over the footway to the main entrance to the house, which is in the south elevation.

The topography of the local landform is such that the land slopes down, fairly steeply from south to north. Accordingly, the neighbouring house to the south sits on a higher ground level than the applicant's house.

There are a number of dormer extensions on public elevations within the streetscene, of various styles and sizes. In some cases, the dormers breach the ridgeline of the house. The purpose of the extension is to create additional accommodation within the roofspace. It is designed as an alternative to introducing large, bulky box dormers to the front and rear roof slopes.

The apex of the extended roof would be visible from public views from the west. The extension would not appear incongruous in terms of scale, form and appearance in the context of the streetscene when viewed in relation to the existing neighbouring houses and the topography of the local landform.

The main impact would be on the south elevation of the house. However, given the topography of the land and close proximity of the house to the south, only oblique angled views of the south elevation would be possible, therefore masking the bulk of the south elevation from public views.

It is therefore considered that the proposal accords with part A of Policy 14 of the Dundee Local Plan Review 2005.

Part B of Policy 14 states that there should be no significant loss of sunlight, daylight or privacy to neighbouring properties.

There is an existing lean-to conservatory on the rear elevation of the adjoining house to the north. The applicant has submitted shadow diagrams taken in December, March, June and September, in order to demonstrate the impact of the shadow cast on the ground by the proposed extension.

The diagrams demonstrate that as that conservatory faces east, it does not receive a great deal of sunlight at present as a result of shadows cast from the existing houses, and the existing extension, at any time of the year. The diagrams demonstrate that the proposed extension would increase the amount of overshadowing to the conservatory slightly in Autumn and Spring months, but not to a significant level such as to justify the refusal of this application. In summer months, the height of the sun in the sky would mean that the proposed extension would give rise to only a minimal amount of overshadowing. In winter months, the sun is very low in the sky and the diagrams demonstrate that the existing buildings would already overshadow the existing conservatory and garden.

The bulk of the glazing in the proposed extension is in the east elevation at first floor level. The glazing faces out directly over the rear garden of the applicants house, which is some 15 metres long. The nearest house to the east is some 27 metres away. At such distances between facing windows, and the garden of the house to the east, it is considered that the proposed extension would not result in a detrimental level of overlooking to the neighbouring property to the east.

The rooflights in the south roofslope would be at least 1.5 metres above floor level and face out at an angle. In such circumstances, the rooflights would not give rise to detrimental overlooking of the neighbouring to the east.

It is therefore considered that the proposed extension would not result in a significant loss of sunlight, daylight or privacy received by the neighbouring properties. Accordingly it is considered that the proposal complies with this requirement of Policy 14.

The proposed extension would have a floor area of some 28 square metres. There is a large garden area to the rear of the house. Therefore, the proposed extension would not result in the loss of more than 50% of the original useable garden ground. Accordingly it is considered that the proposed extension complies with part C of Policy 14.

Part D of Policy 14 states that the design and materials of the extension should respect the character of the existing building.

The roofslopes of the extension would be clad with slate to match the roof of the house. The extension is of a modern design and would incorporate timber cladding, glazing and render in its finishes. The roofslopes would be clad with slate to match the existing roof of the house. It is therefore considered that the design and finishing materials of the proposed extension are acceptable, in accordance with the provisions of part D of Policy 14 of the Dundee Local Plan Review 2005.

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 objector.

The grounds of objection have been considered in detail in the 'observations' section above. It is considered that the proposed extension would not unacceptably reduce the amount of sunlight and daylight received by the neighbouring house to the north.

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 design of the proposed extension is considered to be of an acceptable standard and the extension would be finished with appropriate materials.

## CONCLUSION

It is considered that the proposed extension 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. Accordingly it is recommended that the 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.