

**KEY INFORMATION**

**Ward** West Ferry

**Proposal**

Two storey extension to west elevation

**Address**

58 Strachan Avenue  
Broughty Ferry  
Dundee

**Applicant**

Mr A Ul-Haq & Mrs S Ul-Haq  
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**Agent**

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**Registered** 16 June 2006

**Case Officer** J Young



## Proposed Extension to House in Strachan Avenue

A two storey extension to the west elevation is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with Policy 14 in the Dundee Local Plan Review 2005. An objection was received and it is considered that it cannot be given sufficient weight to merit refusal of the application. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for a 2 storey extension on the west elevation of a dwelling at 58 Strachan Avenue, Broughty Ferry to provide two additional bedrooms, sitting room, utility room, dining room and shower room.
- One letter of objection was received from a neighbouring resident on the grounds of loss of light, privacy and parking problems.
- 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 there will be sufficient parking remaining within the curtilage of the property to not adversely affect the surrounding area.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a 2 storey extension on the west elevation of a dwelling at 58 Strachan Avenue, Broughty Ferry, Dundee. The extension will provide two additional bedrooms, sitting room, utility room, dining room and shower room.

The proposed materials are roughcast render, fyfestone detailing on the front elevation and tiled roof all to match the existing house. There will be a 400mm deep balcony on the south elevation.

## SITE DESCRIPTION

The application site is located on the south side of Strachan Avenue. The dwelling is 2 storey and detached with a detached double garage to the west. The materials on the house are dry dash render, reconstituted stone detailing and tiled roof. There are 1.8m high walls around all boundaries of the rear garden and a hedge behind the rear wall.

## 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 loss of privacy and parking problems as well as loss of light to and overshadowing of her driveway and front garden.

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:

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- 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 of the Dundee Local Plan Review 2005 seeks to protect the amenity of neighbouring residents. The extension is on the west elevation and includes an integral garage. It will match the existing house in terms of design and materials. There will be no windows on the west elevation and so there will be no overlooking onto the neighbouring property to the west. Original plans proposed two balconies on the south elevation but this has been reduced to one, which is located furthest from the neighbouring property. The balcony is only 400mm deep and due to its small size will not encourage people to sit out or congregate on it. More than 50% of the original garden ground will be retained. In terms of overshadowing, the extension is to the north east of the adjoining property. It is set back 1 metre from the boundary (the existing double garage which it will replace is directly on the boundary) and any potential overshadowing or loss of light will be minimal and will only affect a driveway at the adjoining property. 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 loss of light, privacy and parking problems. As discussed above, it is considered that loss of light will be minimal and there will be no loss of privacy for neighbours as there are no windows on the west gable and the balcony on the south, which is 4m from the edge of the building, will only be 400mm deep and therefore will not be a useable space. A garage is provided with the

proposed extension and the driveway is approximately 11m in length, which is sufficient space for a few cars. It is considered that this is adequate parking provision for a dwelling of this size. 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.

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## CONCLUSION

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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.

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## RECOMMENDATION

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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.