

KEY INFORMATION

Ward Whitfield

Proposal

Single storey extensions to south and west forming bedroom and sun lounge

Address

26 Ballumbie Gardens
Dundee
DD4 0NR

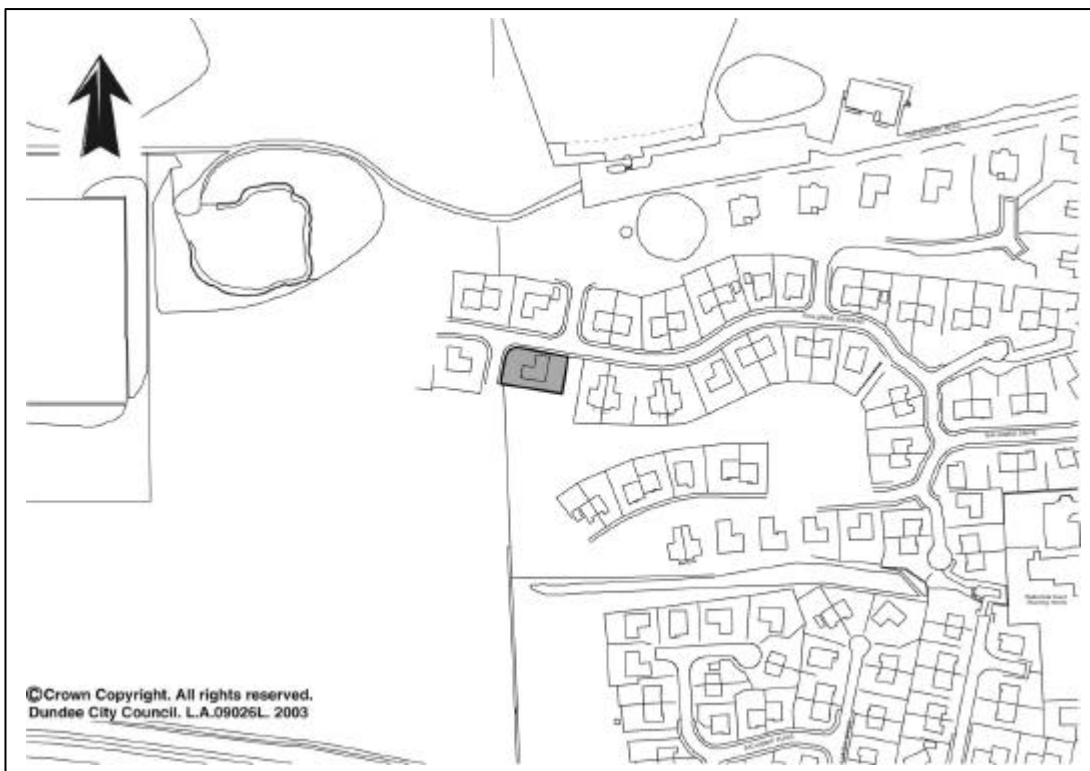
Applicant

Mr & Mrs Gloag
26 Ballumbie Gardens
Dundee
DD4 0NR

Agent

Registered 4 July 2006

Case Officer S Johnson



Proposal for House Extension in Ballumbie Gardens

A single storey extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with Policy 14 of the Dundee Local Plan Review 2005. It is considered that the objection submitted does not carry sufficient weight to justify refusal of the application. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the south and west elevations of 26 Ballumbie Gardens, Dundee. The extension will provide an additional bedroom and sun lounge.
- One letter of objection was received from a surrounding neighbour on the grounds of there is existing overshadowing and lack of privacy, this extension will make it claustrophobic; the extension on the south elevation would absolutely overshadow, overlook, and there would be an increase in noise and possibly odour and the extension on the west elevation should be hipped instead of a gable end.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as it seeks to protect the amenity of neighbouring residents and the amenity of the area.
- It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported because it is considered that as this is a single storey extension it will have minimal impact on the neighbouring property. There are no material considerations that would justify the refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the south and west elevations of 26 Ballumbie Gardens, Dundee. The extension will provide an additional bedroom and sun lounge. The bedroom extension on the west elevation will measure approximately 5.7metres in length and 5metres in width. The conservatory will measure approximately 3metres in width and 8.6metres in length.

SITE DESCRIPTION

The application site is located on the south side of Ballumbie Gardens. It is a large single storey detached new build property. There is a reasonable garden area to the front with parking within the curtilage. There is a larger garden area to the rear of the dwelling. This is a residential area with a mixture of single storey detached large two storey detached and two storey semi-detached dwellings. All have parking within the curtilage. There is on-going building work within the area.

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 - Proposals will only be permitted where they do not adversely affect the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties, more than 50% of the original useable garden ground 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 the determination of the application and states that places, spaces, and objects should combine meaning and beauty with utility. This proposed development is in line with these considerations.



SITE HISTORY

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

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a surrounding neighbour. The grounds of objection are:

There is existing overshadowing and lack of privacy this extension will make the situation more claustrophobic.

The extension on the south elevation would absolutely overshadow, overlook, and there would be an increase in noise and possibly odour.

The extension on the west elevation should be hipped instead of a gable end. A hipped finish would fit in with the rest of the surroundings. This would also make it feel less overshadowing.

Copies of the objection are available for inspection in the Members' Lounges and the issues are discussed in the "Observations" section below

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

- 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.

In terms of Policy 14 due to the design of the proposed extension it is not considered that there will be an adverse impact on the appearance of the prominent elevations of the house.

The main issue for consideration is whether as a result of this extension there will be overshadowing and loss of privacy to the south. There is an existing fence (approximately 1.5metres in height) to the south on the dividing boundary. The closest part of the neighbouring property is approximately 2metres from the boundary fence. The application site is currently approximately 4.8 metres from the southern boundary. This extension will mean that the dwelling will be 1.3 metres from the southern boundary. There are no windows on the north elevation of the neighbouring property. This is the elevation closest to this proposed conservatory extension. As this is a single storey development and due to the design of the proposal, there will be minimal impact in terms of overshadowing or loss of privacy on the neighbouring property. It should be noted that this site could be used as a patio area without planning consent. Therefore, it is considered that there will be no significant loss of daylight, sunlight or privacy for neighbours to the south of

the property to warrant refusal of this application.

Due to the size of the proposed extension, the gross floor area of the conservatory and the new bedroom will be approximately 22.3sq metres, as this site has a reasonable garden area, the extension will have limited impact on the private garden ground.

The roof on the extension will be pitched with interlocking tiles to match the existing, the finishing materials will be facing stone and roughcast render to match the existing and the glazed units will also match the existing. It is considered that the proposed extension has been designed to complement the existing house. The proposed finishing materials are acceptable for this dwelling. The fact that the roof is not hipped on the west elevation does not result in an unattractive elevation. It is therefore considered that the proposed extension, by virtue of its size, scale, architectural form and finishing materials, would not be detrimental to the character and appearance of the house and the area. It is considered that the extension would not have an unacceptable appearance in terms 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 as follows:

One letter of objection was received in respect of this application. The main issues relating to design and overlooking have been covered in the development plan section above. The only other issues raised by the objector are there would be an increase in noise and odour. There will understandably be an increase in noise during the construction period. However, as this extension is to provide a bedroom and sun lounge, it is not considered that these are valid objections on this occasion.

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 contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As discussed above it is considered that the design of the proposed extension, including the finishing materials is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application

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.