

KEY INFORMATION

Ward Strathmartine

Proposal

2 Storey extension to west elevation of dwelling

Address

8 Charlotte Close
Dundee
DD3 8TJ

Applicant

Mr & Mrs McDonald
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DD3 8TJ

Agent

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Registered 14 July 2006

Case Officer S Cooper



House Extension Proposed in Charlotte Close

A 2 storey extension to the west elevation of a dwelling 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 the development plan. The views of the objector are not supported and there are no material considerations that would justify the refusal of this planning application. Accordingly it is recommended that the application be APPROVED.

SUMMARY OF REPORT

- The proposal is for the addition of a 2 storey extension on the west elevation of the house.
- The proposal raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection has been received. The grounds of objection relate to overlooking, and the size and positioning of the extension.
- It is considered that the proposal complies with the provisions of the development plan, and the views of the objector are not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 2 storey extension on the west elevation of the house at 8 Charlotte Close, Dundee. The proposed extension would accommodate a lounge and store on the ground floor and a bedroom with an en-suite and a dressing room on the first floor.

The proposed extension would have a pitched roof that would be clad with concrete tiles to match those on the roof of the house. The height of the ridge of the roof of the proposed extension would be some 500mm below the height of the ridge of the house. The external walls would be finished with a white render to match the external walls of the house. There would be no windows or other openings in the south elevation of the extension. There would be 2 windows in the north elevation. In the west elevation there would be French doors and a window at ground floor, and three windows at first floor level.

SITE DESCRIPTION

The application relates to a semi detached 2 storey house that is located at the end of a cul-de-sac in a predominantly residential area. The house has an integral garage. There is garden ground to the front, rear and to the west of the house. The estate is quite densely developed, with houses located in close proximity to one another.

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 policy is of relevance:

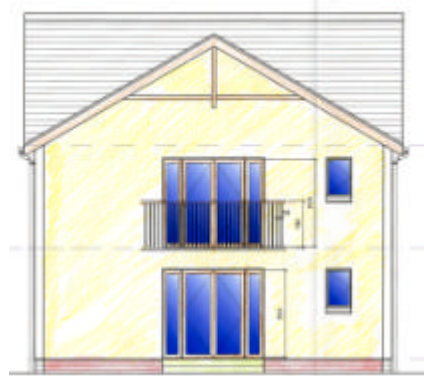
Policy 14: Alterations and extensions to houses will only be permitted where there is no adverse impact on the appearance of the house or area, residential amenity of neighbouring properties in terms of overlooking or loss of sunlight or daylight, more than 50% of the original useable garden area should 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 site history of relevance to the determination of this application.



PUBLIC PARTICIPATION

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

- 1 That the extension would lead to overlooking of the garden of 7 Charlotte Close;

- 2 That the extension is too large, and not in context with other houses in the area;
- 3 That the extension is too close to the boundary with 7 Charlotte Close.

The point raised by the objector relating to clauses in the Title Deeds is not a material consideration in the determination of the application.

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 made by consultees.

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.

The proposal is for the erection of a 2 storey extension on the west elevation of the house. Accordingly the extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.

The extension would be located within 1.75 metres of the south western boundary of the rear garden. The extension would not be of such a large size that it would appear obtrusive or overbearing such that it would detrimentally impact on the amenity of the neighbouring house to the south.

The applicant's house is located at the western end of a cul-de-sac. The proposed extension would be set back slightly from the front elevation of the house, and the ridge height would be some 500mm below the ridge height of the existing house. Although there would be no glazing in the west

elevation, which would break up the bulk of the extension, it is considered that the extension is not of a size or scale that would appear unduly obtrusive. Furthermore, the extension would be slightly hidden from public views to the south, by the neighbouring house at 7 Charlotte Close. In such circumstances it is considered that the proposed development would not be detrimental to the prominent elevation of the house, in accordance with part A of Policy 14 of the Dundee Local Plan Review 2005.

The distance between the rear elevation of the extension and the neighbouring house to the west (9 Charlotte Street) would be more than 18 metres. However, there is an existing conservatory at 9 Charlotte Street which would reduce the distance between ground floor windows. The applicant proposes to erect a 2 metres high fence on the south western and the west boundaries which would be of a sufficient height to prevent overlooking from ground floor windows. A condition can be imposed to require that the fence is erected prior to the occupation of the extension.

There would be no windows in the south elevation of the extension, and the distance between the extension and the house to the north is approximately 20 metres.

It is therefore considered that the proposed extension would not give rise to a significant level of overlooking that would be so detrimental to the residential amenity of neighbouring properties such as to justify the refusal of this application.

It is considered that by its positioning on the west elevation of the house, and the distance between the extension and the nearest neighbouring residential properties, that the proposed extension would not result in any significant loss of sunlight or daylight received by neighbouring properties.

The proposed extension would not result in the loss of more than 50% of the original useable garden ground and is therefore in accordance with part C of Policy 14 of the Dundee Local Plan Review.

The extension is designed to be sympathetic to the character and appearance of the house. It would be of a size, scale and form that would be appropriate to the house. The extension

is to be finished with materials that would match those of the existing house. Accordingly it is considered that the proposal accords with 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 issues raised by the objector have been considered 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 design of the proposed extension is of an acceptable standard.

CONCLUSION

It is considered that the proposed extension accords with the provisions of the development plan. The views of the objector are not supported and there are no material considerations that would justify the refusal of this planning application. Accordingly it is recommended that the application be **APPROVED**.

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.
- 2 Prior to the occupation of the extension, a 2 metres high fence shall be erected at the south west and western boundaries of curtilage of the house, as indicated on drawing number OS-06-02. The fence shall remain in place at all times thereafter

unless otherwise approved by the Planning Authority.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To prevent overlooking of property to west in the interest of protecting residential amenity.