

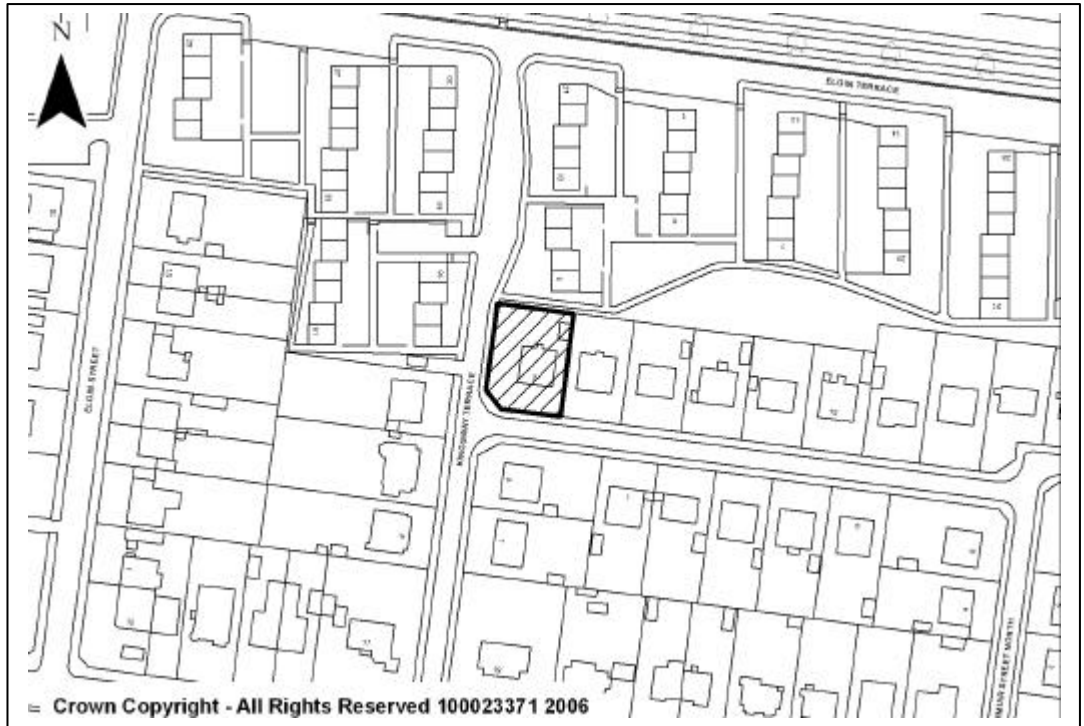
KEY INFORMATION

Ward Fairmuir

ProposalExtension on west elevation
and attic conversion**Address**2 Kingsway Place
Dundee
DD3 8JX**Applicant**Mr S Kennedy & Miss M
Anderson
2 Kingsway Place
DUNDEE**Agent**

Registered 30 Oct 2006

Case Officer S Johnson



Extension to House Proposed in Kingsway Place

An extension and attic conversion is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.**
Report by Director of Planning and Transportation

RECOMMENDATION

The proposal 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 an extension on the west elevation and an attic conversion at 2 Kingsway Place, Dundee.
- 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.
- One letter of objection was received from a surrounding neighbour on the grounds that the extension will result in a loss of privacy, overshadowing, devaluation of property and loss of view.
- 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 this proposal 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 an extension on the west elevation and an attic conversion at 2 Kingsway Place, Dundee.

It is proposed to remove the existing chimney on the west elevation and the porch and external coal bunkers on the north elevation to provide a one and a half storey extension on the west elevation. The proposed extension will measure approximately 10.5metres in length, 3.5metres in width and 6.5metres in height. It will provide a new bedroom and larger living room on the ground floor and two new bedrooms and bathroom on the first floor. The proposed finishing materials are wet dash rendered walls to match the existing and the roof will be a slated pitch roof which will also match the existing.

SITE DESCRIPTION

The application site is a corner site located on the north side of Kingsway Place and the east side of Kingsway Terrace. It is a single storey detached dwelling with a very large garden area with some hardstanding to the northeast of the dwelling. There is a separate garage to the east and parking within the curtilage. This is a residential area with a mixture of two storey, single storey and one and a half storey dwellings. The majority of properties have parking within the curtilage and some have a garage.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

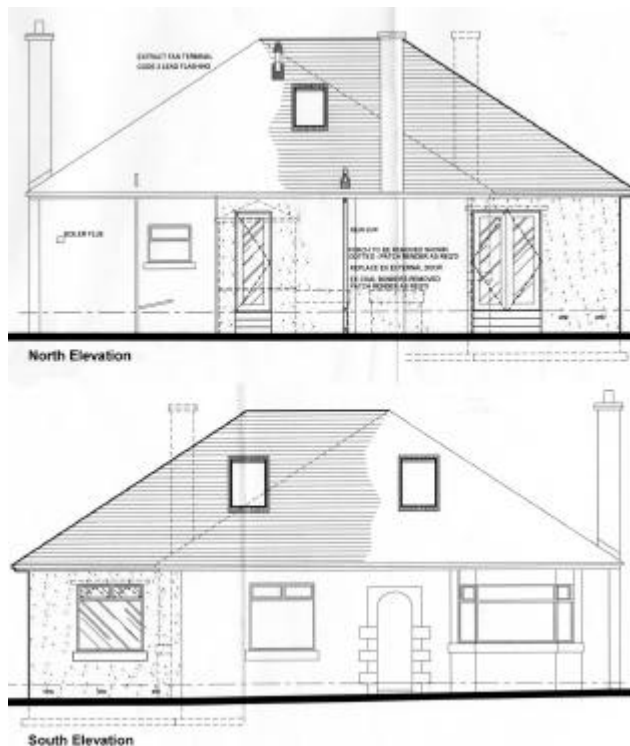
Dundee Local Plan 2005

The following policies are of relevance:

Policy 14: Alterations And Extensions To Houses

Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and



- d 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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application

SITE HISTORY

There is no site history of relevance to the consideration of the application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

This proposal will intrude on existing privacy.

This proposal will overlook and overshadow the neighbouring property and garden.

The proposal will devalue the neighbouring property.

The proposal will obstruct existing views.

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 extension and as the height of the extension does not exceed the height of the existing roofline, it is considered that there will be no adverse impact on the prominent elevations of the dwelling.

The main issue for consideration is whether as a result of this extension there will be loss of privacy to the dwelling located to the north of the application site. The objector has stated that as the proposal is to build

upwards and outwards it will result in a loss of privacy as there will be new bedroom windows overlooking their bedroom windows. The dwelling house within the application site is located approximately 15metres away from the neighbouring property to the north. There are no windows on the south elevation of this neighbouring property. It is proposed to install one new velux window on the north elevation which will serve the new bathroom on the first floor. On the ground floor it is proposed to remove the existing porch and install a new external door. New double patio doors will also be installed. As the distance from the application property to the neighbouring property to the north is approximately 15metres and as the only proposed window on the north elevation is to serve a bathroom, it is considered that the use of obscure glass in this bathroom window will prevent any potential overlooking. Therefore, it is not considered that there is any unacceptable overlooking or loss of privacy as a result of this development.

In terms of loss of natural light and overshadowing to the property to the north. As mentioned above, the application dwelling is approximately 15metres away from the neighbouring property to the north and approximately 13metres from the actual curtilage of this neighbouring property. It is considered that the proposed extension will not result in an unacceptable loss of natural light or overshadowing to the neighbouring property such as to justify the refusal of this application.

Due to the location of neighbouring windows, there would appear to be no windows on the south elevation of the neighbouring property to the north of the site, it is considered that there will be no unacceptable loss of daylight, sunlight or privacy for neighbours to the east, west or north of the property. It is considered therefore in terms of Policy 14 there will be no significant overlooking, loss of daylight or sunlight as a result of this proposal.

The extension is approximately 10.5metres in length and 3.5metres in width. The site has a reasonable sized garden area measuring approximately 400sqm. Therefore, it is considered this proposal will have minimum impact on the total amount of useable garden ground associated with this property.

The building work will be finished in wet dash render which will be pointed to match the existing finish. The roof on the extension will be a pitched roof finished with slates to match the existing. The proposed double velux windows on the east and west elevations have been changed to single velux windows which it is considered complements the overall design of the extension. Amended drawings indicating this change were received on 20 December 2006. It is considered that the proposed extension has been designed to complement the design of the existing house. The proposed finishing materials are acceptable for this dwelling. 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:

Objections

One letter of objection was received in respect of this application. The main issues relating to privacy and overshadowing have been covered in the development plan section above. The other issues raised by the objector are:

The proposal will devalue their property. This is not a planning matter.

The proposal will obstruct the view. This is not a material consideration when assessing a planning application. This planning application has been judged on its individual merits.

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 consent 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 The proposed single velux windows on the east and west elevations shall be installed in accordance with the dimensions as shown on the amended elevational drawings received on 20/12/06.
- 3 The proposed bathroom window on the north elevation shall be glazed and re-glazed using obscure glass.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 3 To protect the privacy enjoyed by the occupiers of the dwelling to the north of the site.