

KEY INFORMATION

Ward Riverside

Proposal

Erection of two storey extension on west elevation

Address

1 Glamis Drive
DUNDEE
DD2 1QG

Applicant

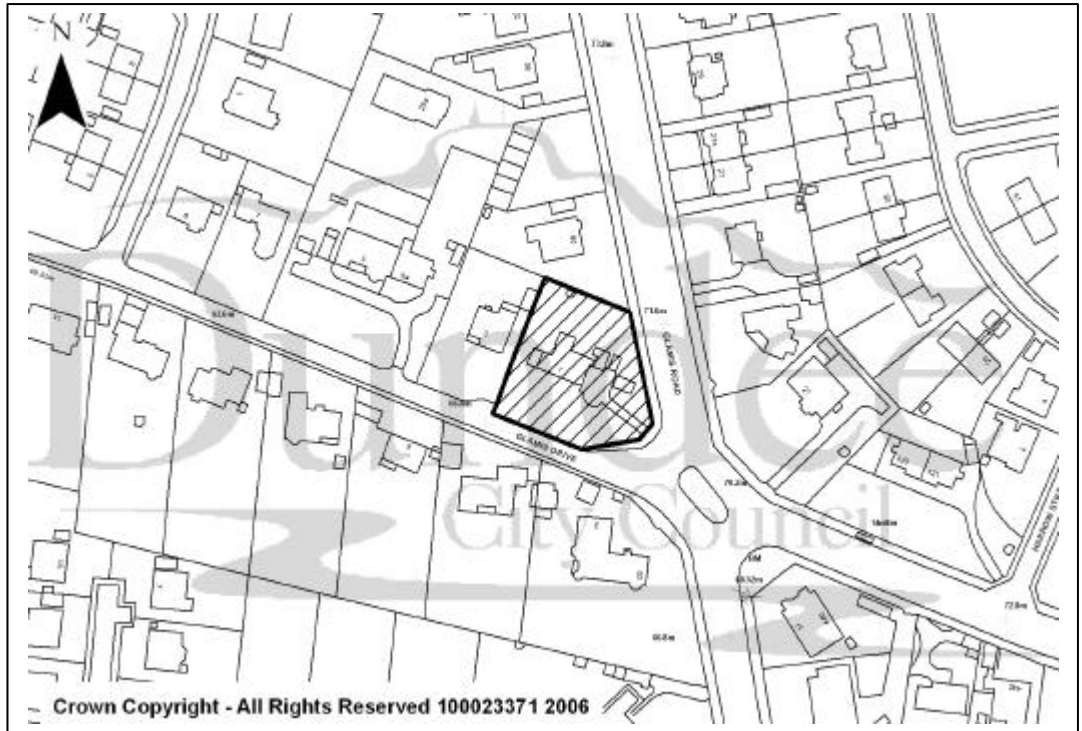
Ms P Hinchion & Dr K W
McNeish
1 Glamis Drive
DUNDEE DD2 1QG

Agent

Inglis & Carr
26 Marywell Brae
Kirriemuir
Angus
DD8 4BJ

Registered 17 Nov 2006

Case Officer G S Reid



Proposed Extension to House in Glamis Drive

The erection of a two storey extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is considered to be in accordance with the policies of the development plan.

The application is recommended for Approval subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey extension on the west elevation at 1 Glamis Drive.
- The proposed extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- A single letter of objection was received to the application from the neighbour to the west. The main grounds of objection were that the proposed extension is completely out of character with the special character of the conservation area and will detract from the unified appearance of the surrounding properties and that the design and materials of the proposal are not in accordance with the Council's Guidance Notes with regards to extensions to houses.
- The proposal is not located within any of the existing conservation areas. It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the policies of the development plan in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey extension on the west elevation at 1 Glamis Drive.

The extension is of a contemporary design and will include a sun lounge on the ground floor with a bedroom on the first floor.

The extension is to be finished in a render to the west facing wall coloured to match the existing house. The south elevation is to be mainly glazed curtain walling with black steel balustrading at first floor level. The rear elevation is to be finished with lead lining. The roof is to be flat and finished in copper.

SITE DESCRIPTION

The application site is located on the north side of Glamis Drive and on the west side of Glamis Road. The application property is a two storey, detached house with single storey extension to the rear. There is a modern conservatory on the west elevation. The house is finished in a wet dash render painted white to the walls and tiles to the roof. There is garden ground to the front side and rear. Access to the house is from the junction of Glamis Drive with Glamis Road/Blackness Road. There is a single garage to the east of the house.

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: Alteration 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 this application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a single letter of objection was received to the application from the neighbour to the west.

The main grounds of objection were that:

- 1 the proposed extension is completely out of character with the special character of the conservation area and will detract from the unified appearance of the surrounding properties.
- 2 The design and materials of the proposal are not in accordance with the Council's Guidance

Notes with regards to extensions to houses.

A copy of the letter of objection is available in the Members Lounges and the issues raised are addressed in the 'Observations' section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory 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 application raises issues for consideration in terms of Policy 14 (Alterations and Extensions to Houses) of the Local Plan Review 2005. Policy 14 advises that 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.

In terms of criterion (a) it is considered that the west elevation of the house is not a prominent elevation as it is not highly visible from any public vantage point. It is considered that the contemporary design of the extension

is of a high quality and will not have an adverse impact on the appearance of the house or the surrounding area.

In terms of criterion (b) it is considered that the proposed extension given its location and size would not result in a significant loss of sunlight, daylight or privacy to the occupants of the neighbouring property to the west.

In terms of criterion (c) the garden ground to the house is extensive and as such the proposed extension will not result in a significant loss. More than 50% of the garden ground will be retained.

In terms of criterion (d) it is considered that the contemporary design of the proposed extension pays due regard to the character of the existing house. The proposal does not interfere with the design of the existing roof and maintains the building line of the house to the north and south. The materials are glass, lead, copper and render. It is considered that these will be complementary to the existing house. As a result it is considered that the proposed extension is a good quality contemporary design and will not detract from the character of the house or the surrounding area. The proposal will also result in the removal of a conservatory finished in white uPVC.

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:

A single letter of objection was received to the application from the neighbour to the west. The main grounds of objection are addressed as follows:

- 1 "the proposed extension is completely out of character with the special character of the conservation area and will detract from the unified appearance of the surrounding properties." Firstly the application property is not located within a conservation area as outlined within the objectors letter. There is therefore no special designation for the area within which the application site lies. In terms of the impact on the unified appearance of the surrounding properties it is considered that the

character of the area is mixed with houses of various styles and as such there is no strong unified character. It is considered that the extension would not detract from the character of the surrounding area.

- 2 "The design and materials of the proposal are not in accordance with the Council's Guidance Notes with regards to extensions to houses." The guidance notes referred to aim to provide advice and best practice on the most appropriate way to extend properties. The key element is that an extension should be designed so as to enhance the existing house. The house in question is a detached house in its own large garden ground. The extension is a contemporary design and does not copy the existing house. It is however, in proportion with the massing of the existing house and uses materials which are complementary. It is considered that the proposed extension is of a good quality contemporary design and will enhance the existing house.

It is concluded from the foregoing that there are no 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

The applicants have opted for a contemporary design for the extension to the house. It is considered that the design and materials are of a high quality and will enhance the visual appearance of the existing house.

CONCLUSION

It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the policies of the development plan in this instance.

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.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.