

**KEY INFORMATION**

**Ward** West Ferry

**Proposal**

Extension to dwelling house and realignment of driveway  
- Amendment to  
06/00402/FUL

**Address**

1-3 Brackenbrae  
Broughty Ferry

**Applicant**

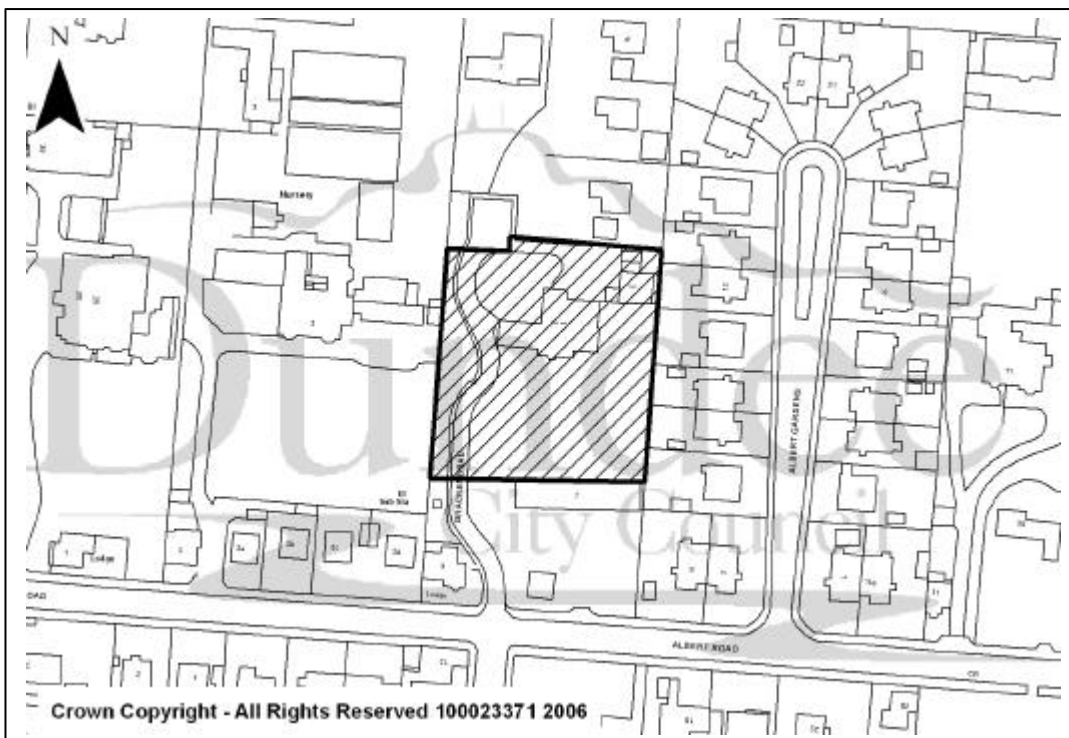
Mr & Mrs Conway  
1-3 Brackenbrae  
Broughty Ferry  
Dundee  
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**Agent**

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**Registered** 11 Dec 2006

**Case Officer** C Walker



## Amended Proposal for House Extension at Brackenbrae

An extension to a dwelling house 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 objections submitted do 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 south elevation and the realignment of the road at 1-3 Brackenbrae, Broughty Ferry.
- 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.
- Three letters of objection were received from surrounding neighbours on the grounds that the extension and road realignment will result in a loss of character of conservation area; Impact on the natural environment including the loss of natural beauty; Have a detrimental impact on the trees; The work to realign the drive will affect the drainage and the realignment will cause severe access restrictions and disruption to utilities during construction.
- It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objectors are not supported. 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 to realign the road at 13 Brackenbrae, Broughty Ferry.

It is proposed to extend the previously approved extension (Planning Reference 06/00402/FUL). This current application proposes to increase the first floor sun deck extension by approximately 1.6metres in length and 1.6metres in width. Consequently, due to the proximity of the road the applicant has applied to realign Brackenbrae.

The previous application had a low pitch roof over the extension in 'Kalzip' or similar standing seam roofing with a 16 degree pitch. This new application proposes to maintain a low pitch roof in standing seam roofing with a 13 degree pitch. The main change in terms of the materials being used is the glazing element of the extension. It is proposed that the windows will appear frameless with low cills and will be widened internally to maximise views.

**SITE DESCRIPTION**

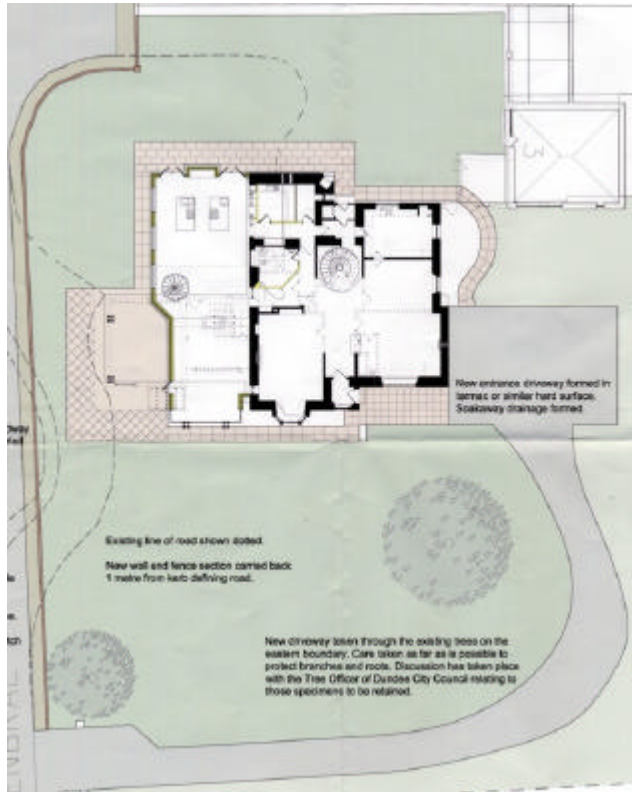
The application site is located on the east side of Brackenbrae. The site comprises a large detached stone and slate villa with a substantial two storey modern extension on the west elevation and a detached gardener's cottage to the rear linked to a double garage. The north and west elevations are harled and the house appears to have functioned as two separate dwellings occupied by members of the same family.

The site is accessed by a narrow road leading northwards from Albert Road and serving five other houses. To the north are modern houses which share the driveway and to the south is a modern bungalow constructed in the former garden ground of this villa. To the west is a Category B listed building used as a house and nursery. To the east are houses at Albert Gardens. Trees line the driveway at Bracken Brae and the site boundaries.

**POLICY BACKGROUND**

**Dundee and Angus Structure Plan 2001-2016**

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



**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**

An application for alterations and extensions to the dwelling were approved in 2006. (Planning reference 06/00402/FUL).

**PUBLIC PARTICIPATION**

Statutory neighbour notification was carried out and three letters of objection were received from surrounding neighbours.

The grounds of objection are:

Loss of character of the conservation area;

Impact on the natural environment including the loss of natural beauty;

Effect on the trees;

The work to realign the drive will affect drainage;

Loss of natural landscape with introduction of an artificial wall/fence;

Realignment will cause severe access restrictions during construction;

Realignment of services will cause significant disruption;

The realignment of the road will allow faster vehicle speeds and compromise pedestrian safety.

Will this proposal necessitate the realignment of the main drains/sewers from the other properties at Brackenbrae?

Supply and maintenance of adequate lighting to provide a safe environment;

How will this proposal affect the adopted status of the road?

**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.

The whole roadway must be of sufficient standard to allow access for heavy vehicles without the risk of breaking up.

Require soft landscaping to the boundary of No.1;

Request the borders and pavements are kept in good order for use by other residents;

It is regrettable that the extension can not be accommodated within the original footprint of the house;

Imperative that access and egress is maintained at all times for all residents.

Copies of these letters are available for inspection in the Members Lounges and the issues are discussed in the "Observation" 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.

### Background

Permission has already been granted to demolish an existing extension and erect a large new extension to the west of the building. (Planning reference 06/00402/FUL). Work has commenced in terms of forming a new access and internal works to the existing building.

The reason for the current application is that the driveway to the west of the house needs to be realigned to accommodate the development. The land to the west of the driveway is wooded with trees and shrubs.

The changes to the extension are minor in scale and could potentially have been considered a non material amendment to the permission which was previously granted were it not for the need to realign the driveway.

It is proposed to realign the entrance driveway at Brackenbrae (serving 5 other houses) but this will involve the felling of some driveway trees. A tree survey was produced and the proposals have been discussed with the Council's Forestry Officer who had no objections to the proposal. As no significant trees will be felled planning conditions are proposed to cover this matter.

## 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 the principal of this extension has been established in the previous approved planning application (Planning reference 06/00402/FUL). 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 nearest property to this extension is a nursery. The closest part of the nursery to this site (approximately 14.5metres between the properties) is a large glass house and outbuildings. In terms of loss of sunlight, daylight or privacy this proposal will not have an unacceptable impact on any of the neighbouring properties.

As the total increase in overall size of the extension is to the first floor it is considered that the proposal will have minimum impact on the total amount of useable garden ground associated with this property.

The design and materials have not substantially changed from the previously approved application consequently in terms of Policy 14 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.

The proposed development is considered to fully comply with Policy 14 of the adopted Local Plan.

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

Three letters of objection were received in respect of this application. The main issues are:

Loss of character of conservation area. This site is outwith both the Grove and West Ferry Conservation Areas. It is considered that the proposal will not detract from the property or the surrounding area.

Impact on the natural environment including the loss of natural beauty and the effect on the trees. As stated previously a tree survey was produced and the proposals have been discussed with the Council's Forestry Officer who had no objections to the proposals. As no significant trees will be felled, if Committee are minded to grant consent it is considered that the use of planning conditions will be appropriate to cover this matter.

Concerns regarding the proposed road alignment. The main concerns raised by this proposal relate to the realignment of the road and the associated works as a result. As Brackenbrae is presently an adopted road the applicant requires a Road Construction Consent. On completion of the realignment the Planning and Transportation Department will assess the works to ensure that all works have been completed to the required standard. If the works have not been completed to the appropriate standard the road will not be adopted until the required standard has been met. It should be noted that the Road Construction Consent has been granted for the proposed realignment.

Supply and maintenance of adequate lighting to provide a safe environment. The provision of adequate street lighting is a requirement of the Road Construction Consent. The applicant is required to provide notice to the Planning and Transportation Department before any work commences which will affect the lighting columns.

Loss of natural landscape with introduction of an artificial wall or fence. Presently, part of the existing extension forms a section of the wall at No.1 Brackenbrae. It is not considered that the use of a new fence or wall will have a detrimental impact on the area.

One of the objectors request that the borders and pavements are kept in good order for use by other residents. As the road is an adopted road it is a requirement that the appropriate standards including drainage are maintained both during and after construction.

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

The design of the extension has not changed overall therefore as discussed above it is considered that the design of the proposed extension and road alignment 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 objections do 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 Details of the protection of the existing trees and shrubs on the site which are indicated as being retained in the Tree Report, including the retention of the Yew Tree adjacent to the realignment of the driveway, shall be submitted to the Council for approval before any tree felling or pruning is carried out and prior to commencement of the realignment of the access

driveway and if approved the development shall be carried out only in full accordance with such approved details.

- 3 Within six months of the completion of the extension, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 4 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 5 Details of the proposed entrance gates and piers shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect those trees and hedging which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 5 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.