

KEY INFORMATION

Ward Strathmartine

Proposal

Erection of single storey extension to south west (rear) elevation

Address

58 Muirfield Crescent
DUNDEE
DD3 8PU

Applicant

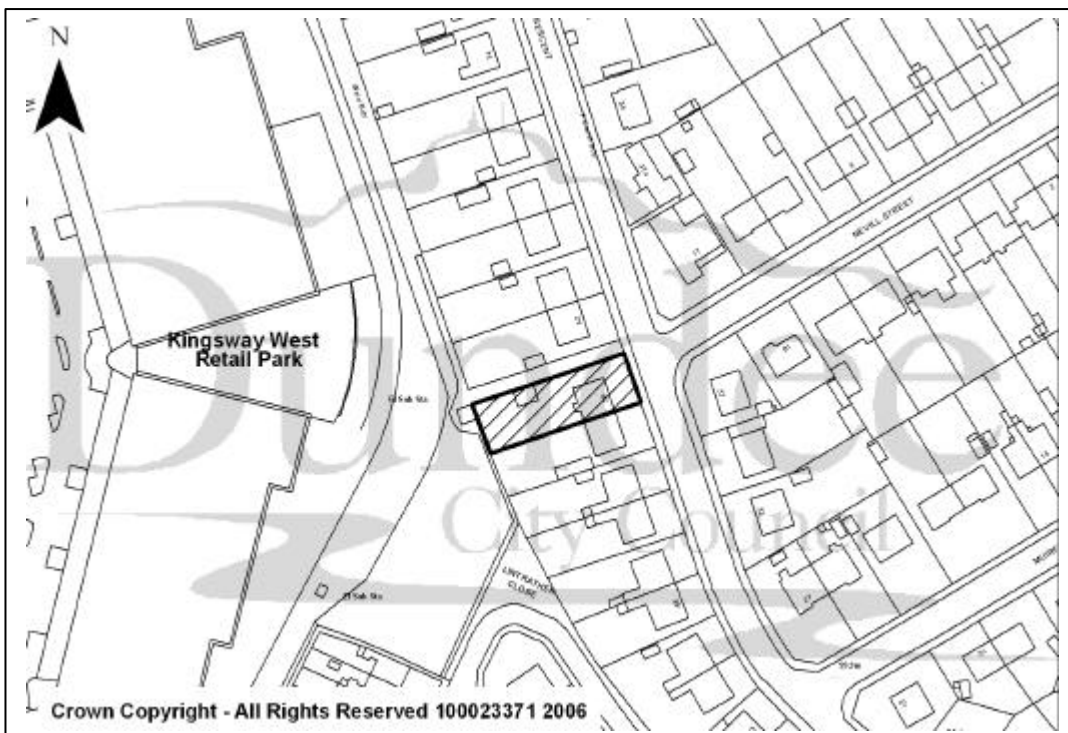
Mr & Mrs Robertson
58 Muirfield Crescent
Dundee
DD3 8PU

Agent

Scot Graeme Developments
Ltd
12 Commercial Street
Newtyle
Angus
PH12 8UA

Registered 21 Nov 2006

Case Officer Eve Jones



Proposed Extension to House in Muirfield Crescent

The erection of single storey extension to south west (rear) elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with Policy 14. The single objection is not supported as the extension is to the north and overshadowing will be very limited. Accordingly, the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey flat roofed extension to the rear of a semi-detached semi-bungalow on the west side of Muirfield Crescent. The extension will be 0.6 metre from the mutual boundary and will be 3.4 metres high at its highest point.
- One objection has been received on the grounds of scale and design, due to the size and the flat roof; loss of daylight to a bedroom in late afternoon and early evening.
- The extension is to the rear, the site is large and as the extension is to the north of the neighbour's property, the loss of light will be limited. This all complies with Policy 14 - Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey flat roofed extension to the rear of a semi-detached house. The extension will be 0.6 metre from the mutual boundary and will be 3.4 metres high at its highest point. It will extend half way along the rear elevation of the house and provide a sitting room with patio doors to the garden.

SITE DESCRIPTION

The house is a semi-detached semi-bungalow on the west side of Muirfield Crescent. It is the northern half of the pair and adjoins a footpath to the north with other well established housing to the north, east and south. The Kingsway West Retail Park lies to the west.

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

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

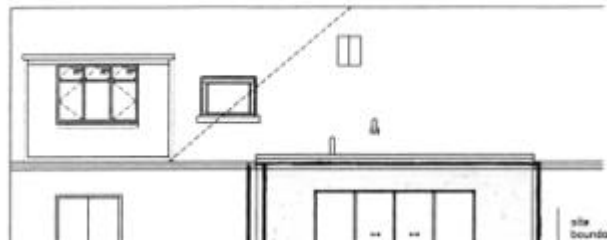
There are no specific sustainability policy implications arising from this application.

SITE HISTORY

02/00229/FUL Single storey extension to north west approved 01/05/2002

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one objection was received from the adjoining neighbour. The objection is on the grounds of scale and design, due to the size and the flat roof; loss of daylight to a bedroom in late afternoon and early evening. The objector suggests that the extension is moved to the north. The Objection is considered in the Observations below.



CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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

Policy 14: Alterations And Extensions To Houses

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

Application No 06/01106/FUL

- there is no adverse impact on the appearance of prominent elevations of the house; and
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- more than 50% of the original useable garden area will be retained; and
- the design and materials respect the character of the existing building.

The extension is to the rear, the site is large and the extension is to the north of the adjoining house all of which complies with the policy. Any loss of sunlight or daylight will be in the late afternoon and evening and is not considered to be significant. Whilst the extension has a flat roof which is not the ideal design solution, it is to the rear and the use of the flat roof minimises any overshadowing to the neighbour. It is considered that the proposal complies with the policy.

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:

Objection

One objection was received from the adjoining neighbour. The objection is on the grounds of scale and design, due to the size and the flat roof; loss of daylight to a bedroom in late afternoon and early evening. The objector suggested that the extension is moved further away from the mutual boundary to minimise the impact. This suggestion was made to the applicant's agent but the agent has indicated that his client wishes the application to proceed as submitted due to the technical difficulties in moving the extension relative to the existing rear door and that the design has a flat roof to minimise the impact and reduce any loss of light. It is pointed out that the extension is to the north of the neighbour's property and the loss of light will be limited.

It is considered that the proposed extension will have a minimal impact on the daylight to the bedroom in the late afternoon and evening and this is not considered to be sufficient to justify the refusal of the application. Accordingly the objection is not supported.

Design

Whilst the extension has a flat roof which is not the ideal design solution, it is to the rear and the use of the flat roof minimises any overshadowing to the neighbour. It is considered that the proposal is acceptable in design terms.

CONCLUSION

It is concluded from the foregoing that the proposed extension complies with the relevant policy in the Development Plan and that insufficient weight can be accorded to the material consideration 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.

RECOMMENDATION

It is recommended that consent 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.