

**KEY INFORMATION**

**Ward** Baxter Park

**Proposal**  
Single Storey Extension to  
Rear

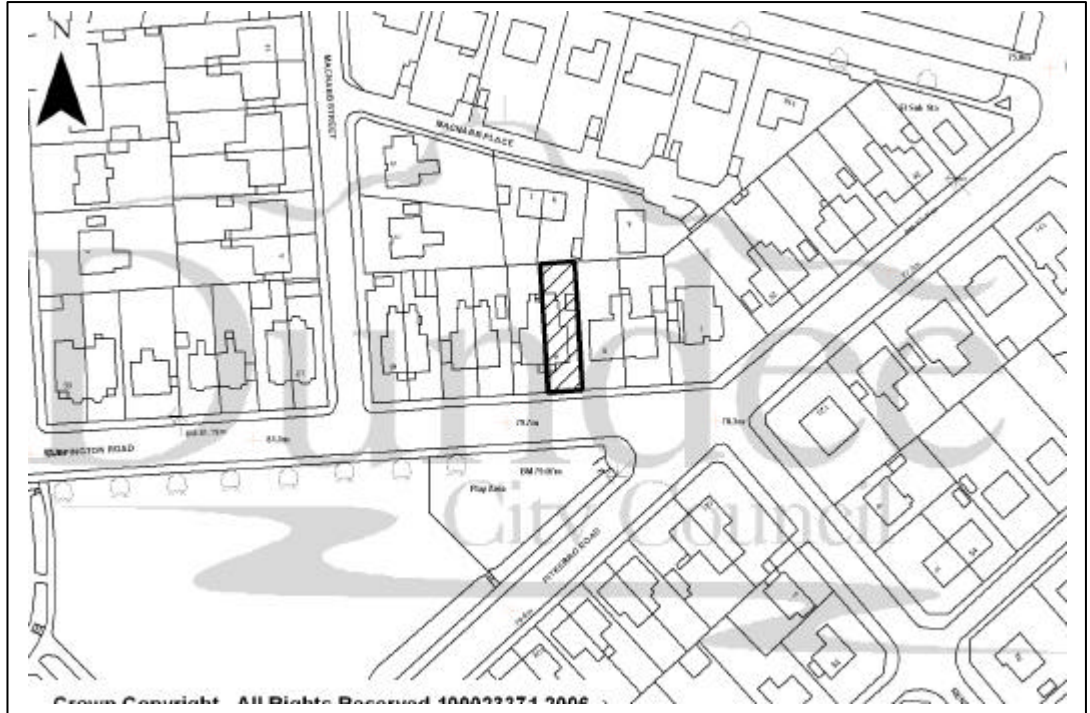
**Address**  
9 Clepington Road  
DUNDEE  
DD4 7EQ

**Applicant**  
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**Registered** 11 Dec 2006

**Case Officer** J Young



## House Extension Proposal in Clepington Road

A single storey extension 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. The objection is not supported in these circumstances. Accordingly, the proposal is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for a single storey extension on the rear elevation of a dwelling at 9 Clepington Road.
- One letter of objection was received from an adjacent neighbour to the west on the grounds of loss of light and noise.
- Policy 14 is of relevance to the determination of the application.
- It is considered that the proposal will not result in amenity problems for neighbouring residents and therefore the extension is considered acceptable.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the rear (north) elevation of a house at 9 Clepington Road, Dundee. The extension will provide a larger kitchen area. The proposed materials are roughcast walls to match the existing and flat felt roof.

## SITE DESCRIPTION

The application site is located on the north side of Clepington Road. The dwelling is a traditional 2 storey semi-detached dwelling with stone walls, dry dash render on the rear elevation and slate roof. There is a 1.5 storey extension on the rear elevation and a small timber porch on the front elevation. A large garage is located on the rear elevation. There is no rear garden area and any space to the rear is paved. A 1.5m high stone wall runs along the north boundary and brick walls along the east and west boundaries.

## 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:

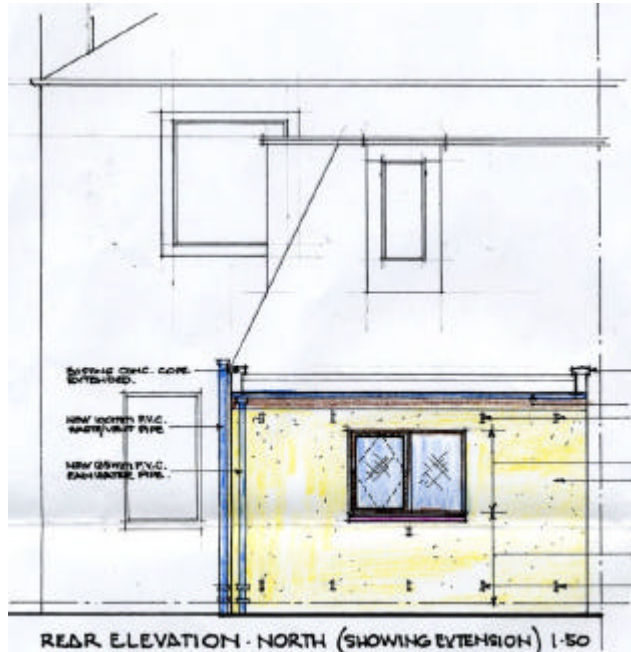
#### Policy 14: Alterations and Extensions to Houses

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

- 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.

## 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 application site in these circumstances.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident to the west on the grounds of loss of light and noise.

Copies of the objection letter are available for viewing in the various Members' Lounges and the grounds of objection will be discussed in detail in the Observations 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

- 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 of the Dundee Local Plan Review 2005 states that extensions will be acceptable where they do not adversely affect the amenity enjoyed by surrounding residents and the design of the extension will blend in with the existing house appropriately.

The proposed extension will be single storey and will use materials to match the existing house and so the proposal is considered acceptable in design terms.

There will be no windows on the west gable and so there will be no overlooking or loss of privacy for the neighbouring property. The extension is single storey with a flat roof and is 3m in height. This is not considered sufficient to cause loss of light or overshadowing for neighbouring residents immediately to the west.

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 from a neighbouring resident to the west on the grounds of loss of light and noise. It has been discussed above that there will be no loss of amenity for neighbouring residents and so the objections cannot be supported in these circumstances. The issue regarding noise from within the application premises is not dealt with under planning legislation and should be addressed by the Council's Environmental Health and Trading Standards Department, as the need arises.

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

The extension has been designed to match the existing house, which is considered acceptable.

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## CONCLUSION

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The proposal is considered acceptable and complies with the Dundee Local Plan Review 2005. It will not have an adverse impact on the amenity enjoyed by surrounding residents and so the objection is not supported.

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## RECOMMENDATION

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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.