

KEY INFORMATION

Ward Riverside

Proposal

Basement and attic conversion into habitable space with new windows and doors

Address

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Applicant

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Registered 21 Dec 2006

Case Officer B Knox



Proposed Conversion to House in Glamis Terrace

A basement and attic conversion into habitable space with new windows and doors 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 it is an open site where there are many similar existing developments and it is therefore not considered that the development would have an adverse effect upon the residential amenity of the neighbouring properties. Recommended for APPROVAL subject to conditions

SUMMARY OF REPORT

- Planning permission is sought for the conversion of a basement and attic into habitable space with new windows and doors to a detached property.
- One objection has been received on the grounds that the development would result in overlooking and loss of residential amenity in this instance the objection is not supported.
- It is considered that the application complies with Policy 14- Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a basement and attic conversion into habitable space with new windows and doors. The works would involve the creation of additional floor space to the basement and changing the existing doors to form larger openings. It would also involve a new south facing dormer window with small balcony area in order to create an attic bedroom. The balcony would be approximately 3.6 square metres in size and there would be approximately 23m to the bottom of the garden area and a further 17m to the dwelling sharing this southern boundary.

SITE DESCRIPTION

The property is a large detached dwelling, located on the south side of Glamis Terrace. There is a small garden to the front of the house with a large garden to the rear which slopes downwards to the south. The rear gardens in this area are large but exposed with little screening.

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 dwelling houses will 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 planning history of relevance.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one objection was received from an adjacent neighbour. The objection raises concerns that the presence of a balcony would result in overlooking with loss of residential amenity.

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

- 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, the works are to the rear of the property and as such there will be no adverse impact on the prominent elevations of the dwelling.

The main issue for consideration is whether as a result of the works there will be a loss of privacy to the dwelling located immediately to the west of the application site. It is considered that given the open nature of the rear gardens and the relatively high number of existing ground floor or upper floor windows which currently overlook these garden areas, there will not be a significant adverse effect upon the residential amenity of neighbouring properties.

Although there is a balcony proposed as part of the dormer development, it is small in both size and scale and not considered to be likely to give rise to adverse overlooking as the gardens to the southern boundary are over twenty metres away and the adjoining dwellings do not currently benefit from private garden areas.

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 the views of the objector.

The grounds of objection relating to overlooking and loss of residential amenity have been discussed above.

It is concluded from the foregoing that insufficient weight can be accorded to any 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 subject to conditions.

Design

It is considered that the proposed dormer window has been designed to complement the design of the existing house. Furthermore, the finishing materials proposed to the dormer window and other alterations would complement the existing finish of the house.

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

Reason

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