

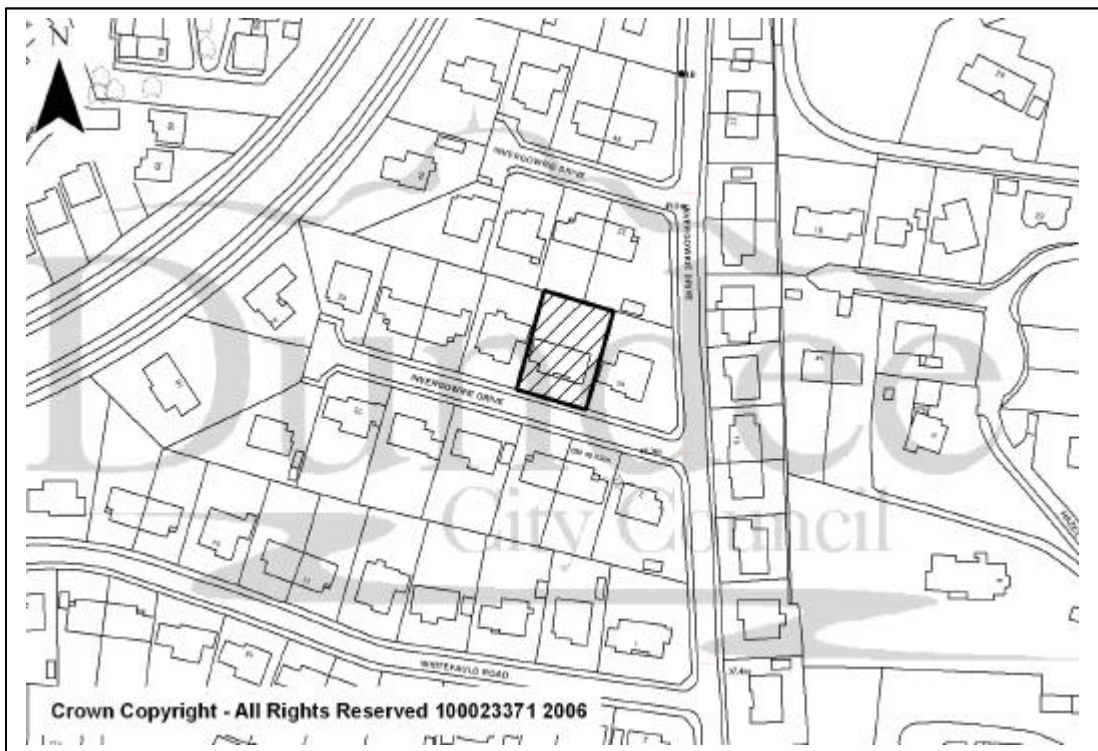
KEY INFORMATION

Ward Riverside

ProposalAttic Conversion and
Extension**Address**29 Invergowrie Drive
Dundee
DD2 1RF**Applicant**Mr & Mrs M Scrimgeour
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Registered 16 Mar 2007

Case Officer B Knox



Extensions to House Proposed in Invergowrie Drive

An attic conversion and extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is considered to comply with Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for an attic conversion involving alterations to the roof, a porch extension to the front of the property and a sunroom/kitchen extension to the rear.
- The proposal falls to be considered under the terms of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review.
- Two objection letters were received to the proposal from the same nearby resident. The main relevant issues that have been raised relate to design of the proposal, overlooking and possible de-stabilisation of a nearby tree.
- The proposals are considered to be in accordance with Policy 14 of the adopted local plan and there are no material considerations, including the views of the objector, that would justify refusal of the application contrary to policy.

DESCRIPTION OF PROPOSAL

The application seeks permission for an attic conversion and a kitchen/sun room extension to the rear and a porch to the front of the property.

SITE DESCRIPTION

The application property is a detached bungalow type dwelling located on Invergowrie Drive. The surrounding area is comprised of detached and semi detached dwellings set within large plots. The property has garden ground to the front of the property which is open to view and slopes down to street level and further garden ground to the rear which is fairly private although windows of nearby properties can be seen. However, due to the sloping topography of the area the properties to the north look down into this garden area.

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

Policy 14: Alterations And Extensions To Houses. Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house;
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- 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.



South Elevation

SITE HISTORY

There is no planning history relevant to the consideration of this application.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. Two letters of objection to the proposed development have been submitted from the same nearby neighbour. The main valid issues relate to:

- The design will change the character of the building with respect to other properties in Invergowrie Drive.
- The impact on the skyline will be oppressive and stressful.
- The glazed stairwell and shower room will cause overlooking.
- Possible de-stabilisation of trees through root disturbance that may be caused by excavations.

CONSULTATIONS

There have been no adverse comments received from any of the 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.

The proposal under consideration seeks permission for an attic conversion and rear extension. The proposal falls to be considered under Policy 14

(Alterations and Extensions to Houses) of the Dundee Local Plan 2005. This policy seeks to support proposals where there will be no adverse impact on the appearance of prominent elevations of the house. The Policy also states that the design and materials should respect the character of the existing building. It is acknowledged that the roof alterations to provide attic accommodation will change the existing character of the dwelling. However, it is also considered that the impact will not be negative, in an area where many of the properties have been altered or extended in the past. The front porch is considered to be in keeping with the dwelling and the remaining ground floor extension whilst large in size will be relatively unseen from street view and an acceptable addition to the property. It is therefore considered that the proposal complies with criterion (a) of the Policy 14.

Criterion (b) of Policy 14 states that there should be no significant loss of sunlight, daylight or privacy to the occupants of surrounding properties. The adjacent properties to the east and west sit at a similar level to the application property and are bounded by high timber fencing. It is therefore considered that these properties will not be adversely affected by the proposal. The properties to the rear (north) sit at a higher ground level than the application property. In addition to

this, there are only two small upper floor windows proposed to this elevation. One of these is for the stair and the other is for a shower room. Neither of these are habitable rooms and in any case a shower room would be likely to be glazed using obscure glass. A condition would be attached to ensure the shower room and stairs are glazed in this manner.

Criterion (c) of Policy 14 states that more than 50% of the original useable garden ground should be retained. The dwelling is set within a large plot and will retain an ample garden area; as such it is considered that the proposal complies with this criterion of Policy 14.

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:

Views of the objector:

- 1 The design will change the character of the building with respect to other properties in Invergowie Drive.
- 2 The impact on the skyline will be oppressive and stressful.
- 3 The glazed stairwell and shower room will cause overlooking.
- 4 The above points have been discussed and discharged in the Observations section above.
- 5 The possible de-stabilisation of a tree within the objectors curtilage through root disturbance.

The proposed extension is 4.7 metres away from the boundary of the objector's property at its nearest point and is at a lower ground level than that of the objectors property with a retaining wall and as such it is not considered that the works would be likely to result in root disturbance.

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 proposed extension is considered to be appropriate and will not significantly detract from the character of the building.

CONCLUSION

The proposed extension to the house is considered to be appropriate and will not detract from the environmental qualities currently enjoyed by surrounding occupiers. It is concluded that the development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the view of the objector, that would justify the refusal of this application contrary to this policy.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 The upper floor windows to the shower room and stairway shall be glazed and re-glazed using obscure glass.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to minimise the potential for overlooking.