

**KEY INFORMATION**

Ward Riverside

**Proposal**

Extension to existing garage to provide bedroom at 1st floor level and study to ground floor

**Address**

28 Clovis Duveau Drive  
Dundee  
DD2 5JB

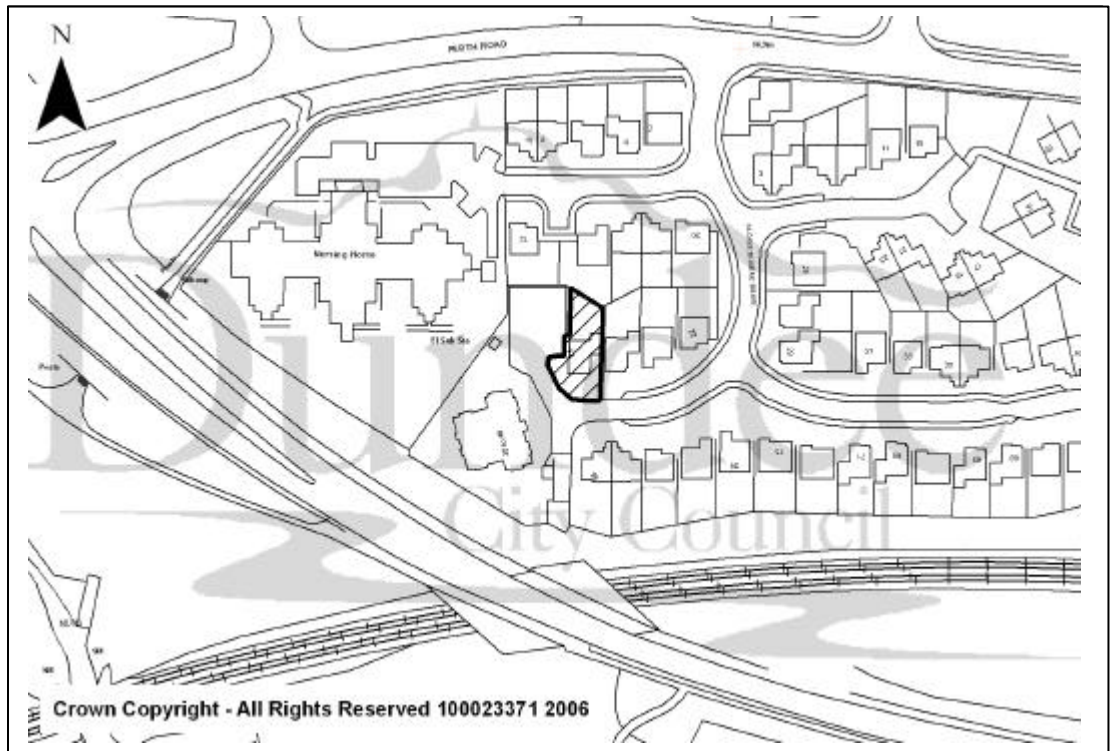
**Applicant**

Mr & Mrs Braynion  
28 Clovis Duveau Drive  
Dundee  
DD2 5JB

**Agent**

Registered 4 April 2007

Case Officer B Knox



## Residential Development Proposed in Clovis Duveau Drive

An extension to an existing garage 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 in these circumstances. Accordingly, the proposal is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for an upper floor extension to an existing integral garage to provide bedroom at first floor level and alterations to the garage to form a study.
- One objection has been received from an adjacent property raising concerns regarding overshadowing, overlooking and drainage issues.
- It is considered that the application complies with Policy 14 (Alterations and Extensions to houses) of the Dundee Local Plan Review 2005 and there are no material considerations, including the terms of the objection, sufficient to merit refusal of the application contrary to the provisions of the development plan.

## DESCRIPTION OF PROPOSAL

It is proposed to erect a first floor extension above an existing garage and the conversion of the garage to living accommodation to a detached dwelling house. The first floor extension would be constructed on top of the existing garage, whilst the existing garage would be altered to become a study. The extension would be finished in materials to match the existing dwelling. The footprint of the dwelling would remain unchanged.

## SITE DESCRIPTION

The site is located on the north side of Clovis Duveau Drive and is the last house in a row of four detached dwellings. The properties here are a mixture of modern detached and semi detached dwellings. The application property has a driveway to the front and an enclosed garden to the rear. A garage adjoins the dwelling to the east and sits immediately next to the boundary with the adjacent property. The west gable of the property is open to view and sits adjacent to a residential car park. There are similar dwellings to the north, south and east of the property, which is set within an area which is predominantly residential in character.

## 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 be only be permitted where:

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

- 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 relevant planning history for the site.

## PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. One objection to the proposed development has been submitted from an adjoining occupier. The main valid issues relate to:

- 1 overshadowing;
- 2 loss of natural light; and

- 3 overlooking.

A copy of this objection letter can be viewed in the Members Lounges. It is intended to comment on the above matters raised in the Observations Section of this report below.

## CONSULTATIONS

There have been no adverse comments received from any 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.

The proposal is to be considered under the terms of Policy 14 (Alterations and Extensions to houses) of the Dundee Local Plan Review 2005. This policy seeks to support proposals where there will be no adverse impact on the appearance of the existing house, there is no significant loss of daylight, daylight or privacy to the neighbouring properties, where more than 50% of the garden area will be retained and where the design and materials respect the character of the existing house.

Policy 14 states that proposals to alter or extend a house are acceptable where it does not adversely effect the prominent elevations. It is considered that the main elevation will not be adversely effected by the proposal to extend the integral garage to provide first floor accommodation. The proposed design and materials blend in with the existing dwelling and are considered to be acceptable. It is therefore considered that the proposal complies with criteria (a) and (d) of Policy 14.

The adjacent property to the east is approximately 1 metre from the edge of the garage and the proposed works to provide first floor accommodation on top of this. Despite the close proximity of the proposed extension, it is not considered that it would result in a significant loss of sunlight or daylight to the occupants of the neighbouring property, as although the adjacent property has one window to the west elevation, it serves a stair case and not a habitable room. In this respect, it is concluded that the proposal complies with criterion (b) of Policy 14.

In addition to this, there will be no change in the footprint of the dwelling and as such the proposal complies with criterion (c) 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:

One letter of objection was received raising the following concerns:

- 1 Overshadowing of the rear garden:

These houses are currently very close together and it is considered that the addition of the proposed small extension will not have a material effect on the amount of sunlight currently received by the neighbouring property.

- 2 The extension would block out natural light from a stair window:

This concern has been addressed above in Observations section.

- 3 Overlooking:

There are concerns that the proposed bedroom to the first floor will overlook the rear garden area of the adjacent property. However, no windows other than one to the front of the dwelling have been proposed to the first floor of the extension and it is therefore not considered that overlooking of the rear gardens will be an issue.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the grant of planning permission contrary to the provisions

of the development plan. It is therefore recommended that planning permission be granted with conditions.

### Design

The proposal is in keeping with the house and surrounding area and is considered to be an acceptable extension to the dwelling.

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### CONCLUSION

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It is considered that the proposal is in accordance with Policy 14 of the Dundee local Plan Review 2005. The objection is not supported and there are no material considerations that would justify departing from the provisions of the Development Plan.

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### RECOMMENDATION

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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.

### Reasons

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