

KEY INFORMATION

Ward Strathmartine

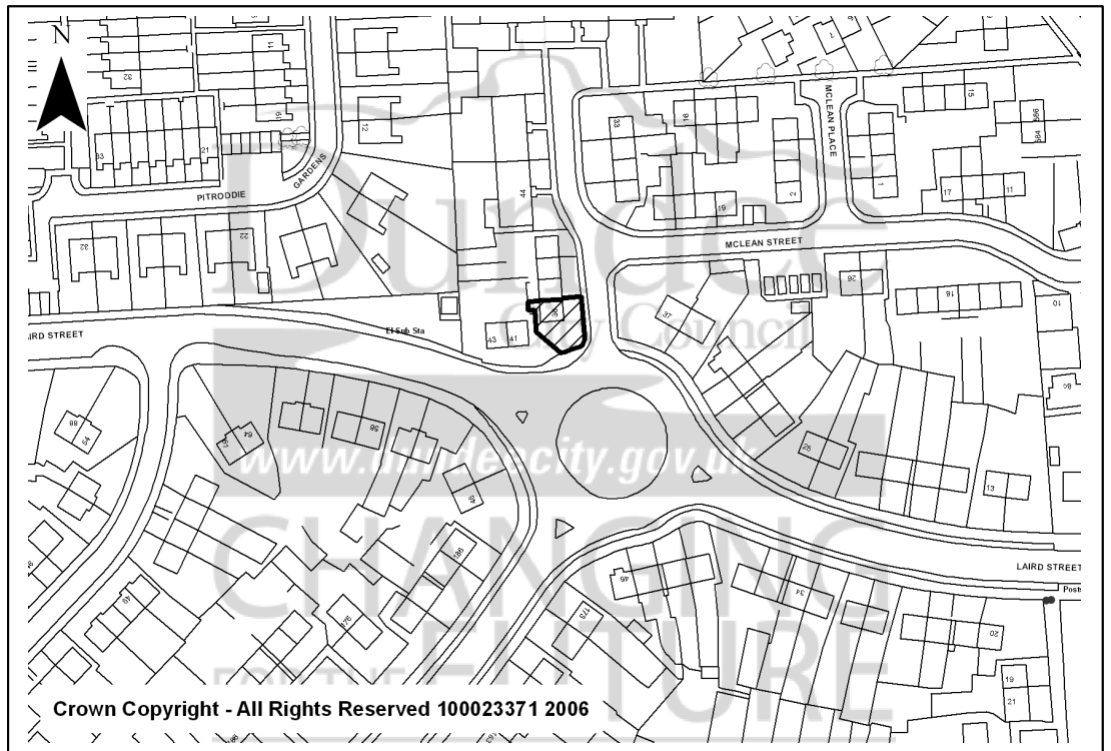
Proposal

2 Storey extension to south elevation.

Address36 McLean Street
Dundee
DD3 9QG**Applicant**Kerr and Grant Gardner
36 McLean Street
Dundee
DD3 9QG**Agent**

Registered 29 Oct 2007

Case Officer W Ferry



Proposed House Extension in McLean Street

The proposed extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed two storey extension is acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to erect a two storey extension at 36 McLean Street, Dundee
- The proposed extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the west. The main issues relating to overlooking and overshadowing. The objection is not supported.
- It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the submitted objection that would justify refusal of this application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a two storey extension to the south elevation of the dwelling. It is to measure approximately 3.8m by 6.4m. The walls are to be roughcast to match the existing dwelling with a facing brick basecourse. The roof is to have concrete roof tiles. The extension is to house a living room to the ground floor and a bedroom to the first floor. There are to be double sliding doors with 2 steps leading to the garden from the west elevation of the proposed living room and a single window to the east elevation of the living room. The ground floor of the extension sits forward of the line of the dwelling to provide a porch area. The nearest part of the extension is to be 1090mm from the boundary to the west.

SITE DESCRIPTION

Planning permission is sought to erect a two storey extension to the south elevation of the dwelling. It is to measure approximately 3.8m by 6.4m. The walls are to be roughcast to match the existing dwelling with a facing brick basecourse. The roof is to have concrete roof tiles. The extension is to house a living room to the ground floor and a bedroom to the first floor. There are to be double sliding doors with 2 steps leading to the garden from the west elevation of the proposed living room and a single window to the east elevation of the living room. The ground floor of the extension sits forward of the line of the dwelling to provide a porch area. The nearest part of the extension is to be 1090mm from the boundary to the west.

POLICY BACKGROUND

Dundee and Angus
Structure Plan 2001-2016

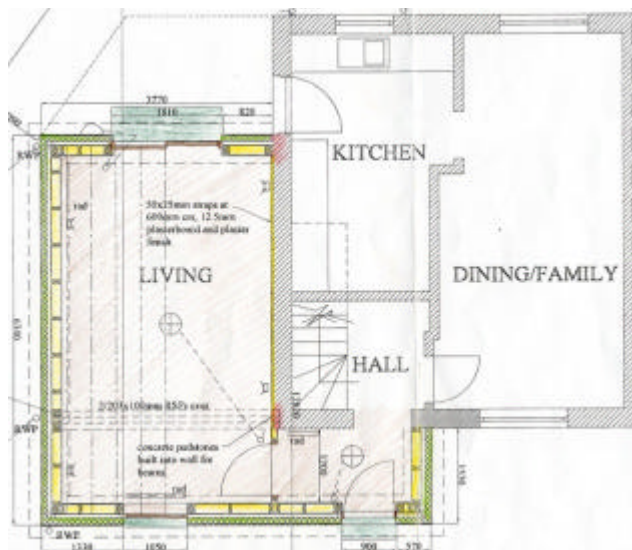
There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses - proposals to alter or extend existing dwellings will be 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 site history relevant to the application site.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- 1 Overshadowing and overlooking of the neighbouring premises.

CONSULTATIONS

No adverse comments were received from statutory bodies.

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 under consideration involves the erection of a two storey extension. It is considered that the proposed alterations are of a design that will not adversely impact on the prominent elevations of the house and will not detract from the character of the surrounding area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. There is a hall window and a glazed kitchen door to the east elevation of the dwelling to the west of the application site. It is considered that there will be some overshadowing to this window and door, however the kitchen has a window to the north elevation and the door is not the only source of light to this room. It is considered that this overshadowing is not significant enough to warrant refusal of the application. In addition, it is also considered that the privacy of these properties will not be prejudiced. The proposed development is to be placed approximately 1090mm, at the nearest point, from the boundary 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:

One letter of objection was received in respect of this application. The main issues relating to overshadowing and overlooking have been discussed and discharged in the Observations section above.

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

It is considered that the design of the proposed extension including the finishing materials is acceptable to the character and appearance of the existing house and that of the area.

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 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.