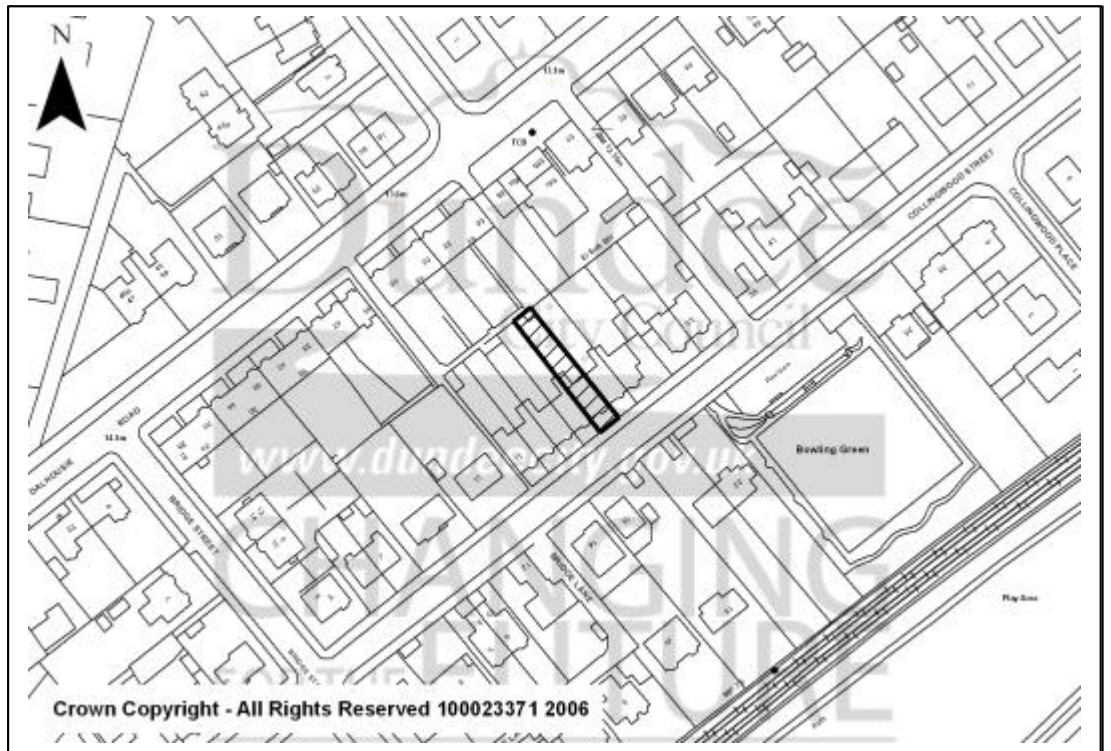


KEY INFORMATION**Ward** The Ferry**Proposal**

Provision of bedroom and en-suite with dormer in attic and replacement of all windows

Address25 Collingwood Street
Broughty Ferry
Dundee**Applicant**Mr & Mrs K McGrory
28 School Lane
Chalfont St Peter
Bucks
SL9 9BA**Agent**David Ireland Associates
12 Polepark Road
Dundee
DD1 5QS**Registered** 8 Nov 2007**Case Officer** Paul Macari

Proposed House Extension in Collingwood Street

The provision of a bedroom and en-suite with dormer in attic is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dormer extension meets the criteria of Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the Development Plan to withhold planning permission. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a dormer extension to the rear elevation of the existing dwelling.
- 1 letter of objection was received from a third party.
- The proposed dormer extension has been found to comply with the criteria of Policy 14 Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a dormer extension to the rear of a 2 storey mid-terraced dwelling. The proposed dormer extension shall be located on the northern roof plane and will be of a traditional design with a pitched roof. The proposed dormer extension shall be finished in natural slate with a small north facing window. The dormer extension shall accommodate en suite bathroom facilities.

SITE DESCRIPTION

The application site comprises a mid terraced 2 storey dwelling located on the northern side of Collingwood Street, Broughty Ferry. The dwelling is afforded front and rear gardens with access to the rear taken via a communal footpath that wraps around the western gable of 17 Collingwood Street and between the rear gardens of 17-29 Collingwood Street and 46-56 Dalhousie Road.

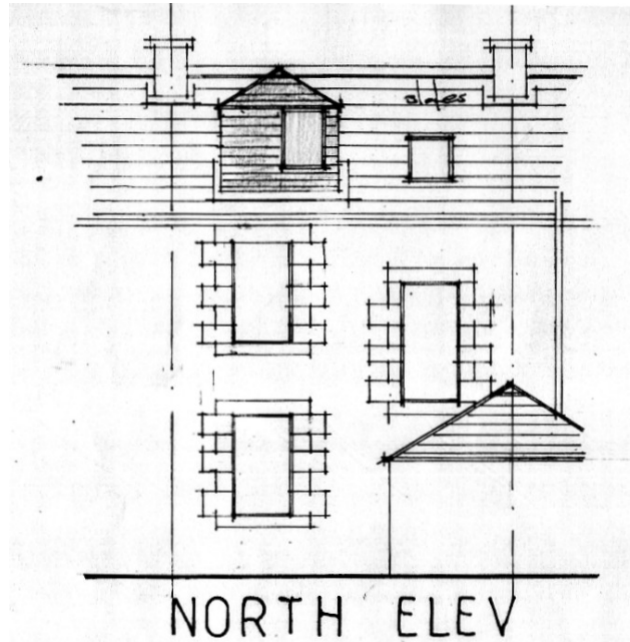
The rear garden is enclosed by 1.8m high timber fencing with mature trees reinforcing the northern boundary. The rear garden is bound to the east and west by the rear gardens of respective neighbours with the rear gardens of 46-56 Dalhousie Street bounding the garden to the north. The front garden is enclosed by 1m high painted steel fencing.

The existing dwelling is of a stone construction with a slate pitched roof. Installed in the front roof plane are 2 roof lights. The windows are white PVCU framed top hopper double glazed units with red painted timber doors. The front elevation has bay windows at ground floor level that are cream painted. The windows and doors on both the front and rear elevations have cream painted bands around them. A single storey extension adjoins the rear elevation. It has a hipped roof and is finished in a cream painted render. The north facing stair window of the dwelling is formed out of stained glass.

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 dwellinghouses 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 planning history of relevance to this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One letter of objection has been received from a neighbour concerned about:

- a loss of privacy;
- b character and setting of the terrace of houses; and
- c future development.

CONSULTATIONS

No adverse comments have been received 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.

Policy 14 (Alterations and Extensions to Houses) supports proposals to alter or extend dwellinghouses where:

- a there is no adverse impact upon on prominent elevations of the house; or
- b there is no significant loss of sunlight, daylight or privacy to the occupant's 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.

The proposed dormer extension will be located on the rear elevation of the existing dwelling and will therefore not be visible from Collingwood Street. The proposed dormer extension will not detract from the rear elevation of the existing due to its sensitive scaling, design and massing. Given the location of the proposed development, its proposed use and that the proposed window opening shall be obscurely glazed the dormer extension shall not block daylight to neighbouring properties nor shall it overshadow or overlook neighbouring properties. The design and materials of the proposed dormer extension will blend well with the existing roof slates and will therefore compliment the exterior of the dwelling whilst also providing additional living accommodation. The proposed dormer extension is considered to meet the criteria of Policy 14 of the Dundee Local Plan Review 2005.

The proposals also include the replacement of the existing windows of the dwelling. Given that the application site is not located within a conservation area and is not listed, in accordance with the Town and Country Planning (general Permitted Development)(Scotland) Order 1992 planning permission is not required to replace windows in a dwellinghouse.

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 3rd party concerned about loss of privacy. Given that the proposed dormer extension will be located some 50m from the objector's property it is considered that there will be no greater intrusion of privacy than already exists from ground and first floor windows of the existing building and those adjoining.

With regard to the impact the proposed dormer extension will have on the character and setting of the existing terrace in which the application site is located, it is acknowledged that there are no other dormer extensions to dwellings forming the terrace. However, the proposed dormer extension is to be located on the rear elevation of the dwelling and will therefore have no impact upon the existing streetscape and will be visible from Collingwood Street. Whilst the objector has stated that the objections would be withdrawn if the dormer extension was to be erected on the front elevation of the dwelling it is considered that any development to the front elevation of 25 Collingwood Street would have significant impact upon the character and setting of the Streetscape and would therefore be contrary to Policy 14 of the Local Plan. In its current form the proposed dormer extension is considered to accord with the criteria of Policy 14 of the Local Plan and as such concerns raised regarding loss of privacy and impact upon the character and setting of the existing buildings do not hold sufficient weight to warrant a refusal of planning permission contrary to the Development Plan.

The objector's third concern relates to future development. Each application is assessed on its own individual merits and at this time there are no other dormer extensions to dwellings bounding the application site. Whilst it is acknowledged that extensions can often overdevelop a building to the detriment of amenity it also has to be considered that dwellings can often be rendered surplus to requirement due to their inability to cope with changing

demands of modern day living. It is with this in mind that the proposed extension is considered an organic alteration that will further preserve the existing building whilst providing modern day living accommodation. The principle of extending 25 Collingwood Street has already been established through the assessment of the proposals against Policy 14 where it has been concluded that the proposed dormer extension will not impact upon the prominent elevations of the existing building and will therefore have no impact upon the character and setting of the streetscape.

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 dormer extension is of scale, massing and design that will blend into the roofscape of the dwelling and those adjoining. Whilst there are no other dormer extensions to dwellings making up the terrace in which the application site is situated the proposed dormer extension will not look out of character to the existing buildings through competent design and finish.

CONCLUSION

The proposed dormer extension meets the criteria of Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the Development Plan to withhold planning permission. It is therefore recommended that planning permission be GRANTED.

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.