

**KEY INFORMATION****Ward** Strathmartine**Proposal**

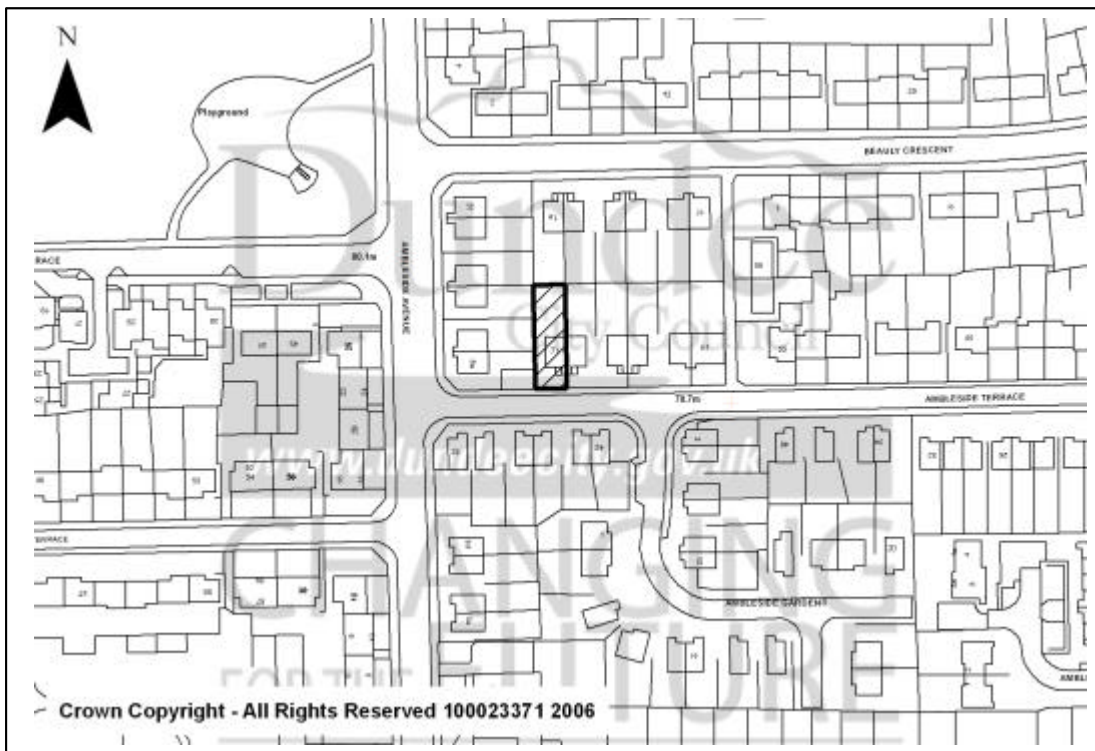
Proposed single storey extension to rear of house to form new sitting area and single storey extension to side of house to form utility room.

**Address**

71 Ambleside Terrace  
Dundee  
DD3 0DB

**Applicant**

Mr And Mrs P McCleary  
71 Ambleside Terrace  
Dundee  
DD3 0DB

**Agent****Registered** 18 Dec 2007**Case Officer** B Knox

## Proposed House Extension in Ambleside Terrace

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

**RECOMMENDATION**

The proposed extension complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported in this instance and any overshadowing will be very limited and affect a small area of rear garden only.

The application is recommended for approval.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a single storey lean-to extension to the side of a two storey semi detached property and for the erection of a single storey sun room to the rear of the property.
- Policy 14: Alterations and Extensions to Houses of the Dundee Local Plan Review 2005 is relevant to the determination of this application.
- One letter of objection was received from a nearby resident on the grounds of loss of sunlight, privacy and overshadowing.
- It is considered that the proposals will not have a detrimental effect upon the provision of sunlight and/or daylight or privacy of the nearby properties and the views of the objector in this respect cannot be supported.
- The application is recommended for APPROVAL.

## DESCRIPTION OF PROPOSAL

The application proposes a single storey extension to the rear of the property and single storey extension to the side of the dwelling to form a small home office and utility space.

The extension to the side of the property would be of lean-to construction and run the full length of the existing house. The extension to the rear of the dwelling would be approximately 8.8 metres in width and would link in with the proposed lean-to at the side of the property. An access path would be left to the side of the house just under half a metre wide to allow front to rear access.

They would both be finished in materials to match the existing dwelling.

## SITE DESCRIPTION

The application site is located in the north of the city and is located within a development of modern semi detached and terraced dwellings. The application property is a semi detached two storey dwelling, with a driveway to the front of the property and a small area of garden ground. There is further enclosed private garden ground to the rear of the property. The property is finished in dry dash and facing brick with a concrete tiled roof. The property also has a small entrance porch at that front of the property.

## 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:

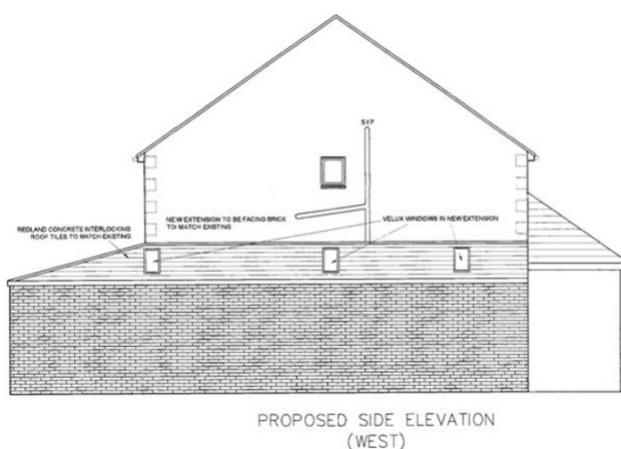
Policy 14: Alterations and Extensions to Houses - proposals to alter or extend existing dwellinghouses will be only be permitted where:

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



### 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 for this site.

## PUBLIC PARTICIPATION

The applicants carried out the statutory neighbour notification procedure and one letter of objection was received from a nearby resident raising the following concerns:

- loss of privacy;
- loss of light;
- shadowing in the garden of the objector.

A copy of the objection is available for viewing in the Member's Lounges and will be considered in detail in the Observations Section below.

## CONSULTATIONS

No adverse comments have been 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.

### Policy 14: Alterations and Extensions to Houses

Part (a) of this policy states that proposals to alter or extend dwelling houses will only be permitted where

there is no adverse impact on the appearance of prominent elevations of the house. The side extension will be visible from the street and will be in keeping with the appearance and proportions of the main dwelling. The materials proposed will match that of the existing front elevation of the dwelling. In this respect, the proposal is considered to comply with part (a) of Policy 14.

Part (b) of this policy states that there should be no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties. In terms of the rear extension, it is to be located approximately 0.30 metres from the mutual boundary. This rear extension would be approximately 2.5 metres tall at the mutual boundary with the adjoining property. There is an existing fence to this mutual boundary which is approximately 2 metres high and as such it is considered that the erection of the rear extension will not have a significant impact upon the provision of sunlight or daylight to the adjoining property. The rear extension would have a pitched roof and be finished in materials to match the existing dwelling. There would be french doors and full length windows to the north elevation. It is considered that it will not impact upon the privacy of nearby neighbours.

The side extension is proposed to have a window to the front elevation overlooking the driveway area and will have roof lights in the side. In this respect, it will not overlook private areas of nearby properties and is considered to be acceptable in terms of the effect upon privacy.

In terms of sunlight and daylight provision the application property is located to the east of the objectors' property. The proposed side extension is single storey and will be located approximately 13 metres from the objector's property. In this respect, there may be a small reduction in the amount of sunlight that the rear of the objectors' garden receives at times when the sun is low in the sky. The proposal will not affect the provision of sunlight to the property and garden area close to the objectors dwelling. In this respect, the proposal is considered to comply with part (b) of the Policy 14: Alterations and Extensions to houses of the Dundee Local Plan Review 2005.

In relation to part (c) of the policy, there will be a large area of garden ground remaining after development and the proposal is therefore considered to be acceptable in this respect.

Part (d) of Policy 14 states that the design and materials should respect the character of the existing building. As discussed above, the proportions and design of the proposals are in keeping with the character and appearance of the existing dwelling. The proposals will utilise materials to match the existing dwelling and surrounding area and is therefore considered to be acceptable in this respect.

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:

#### The views of the objector:

One letter of objection was received from a nearby resident raising the following concerns:

- loss of privacy;
- loss of light;
- shadowing in the garden of the objector.

The concerns raised above have been assessed in relation to Policy 14 of the Dundee Local Plan Review 2005 in the Observations Section above. The views of the objector are dismissed.

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 design of the proposed extensions is considered to be in keeping with the design of the main house and the surrounding area. It will utilise materials to match the existing dwelling. The proposals are considered to be acceptable in this respect.

## CONCLUSION

It is concluded from the foregoing that the proposed extension complies with the relevant policy in the Development Plan and that insufficient weight can be accorded to the 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 with conditions.

## 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.