

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

Demolition of Existing Garage and Erection of Building Containing Bedroom/Ensuite and Kitchen.

Address

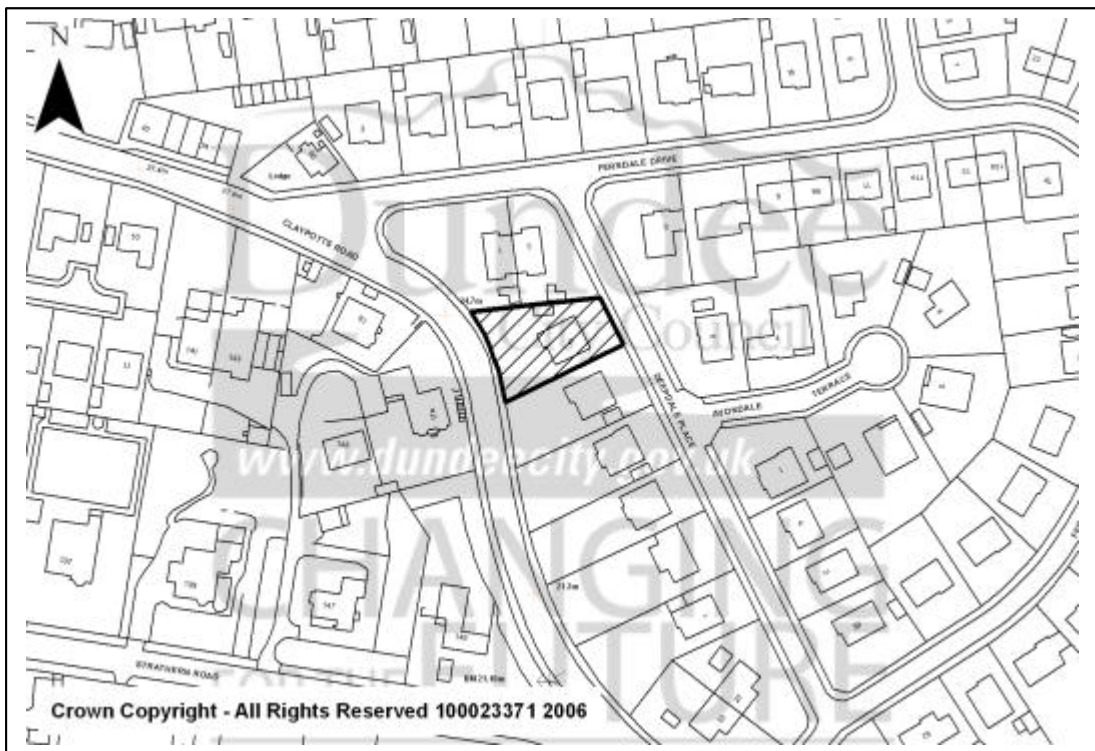
11 Deepdale Place
Broughty Ferry
Dundee

Applicant

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Agent

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Registered 16 Jan 2008**Case Officer** W Ferry

Proposed House Extension in Deepdale Place

The Demolition of an Existing Garage and the Erection of an Extension Containing Bedroom/Ensuite and Kitchen is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dwelling is, subject to the conclusion of a section 75 agreement considered to comply with the Dundee Local Plan Review 2005. There are no material considerations that would justify the refusal of the application. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the demolition of the existing garage and the erection of an extension containing an en-suite bedroom and kitchen.
- The applicants have stated that the new residential accommodation would be ancillary to the main house and occupied by a member of the same family.
- The application is to be assessed under Policy 14 of the Dundee Local Plan Review 2005.
- An agreement under section 75 terms of the Town and Country Planning (Scotland) Act 1997 to restrict its occupancy as ancillary to the main house allows for the sharing of outdoor is to be applied to the application.

DESCRIPTION OF PROPOSAL

The proposal involves the demolition of the existing garage and the erection of an extension containing a bedroom with en-suite and a separate kitchen. There will be a walkway link with the main dwelling house. The applicants have stated that the new residential accommodation would be ancillary to the main house and occupied by a member of the same family.

SITE DESCRIPTION

The application site is located to the west side of Deepdale Place, Broughty Ferry. There is currently a one and a half storey dwelling with a single detached garage on the site. The rear garden slopes down towards the west of the site. There is a dormer to the north side of the dwelling. There is off street parking for numerous vehicles and on street parking is also available. This is a fairly quiet street in a residential area with a mixture of house types and styles.

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 policy is of relevance:

Policy 14: Alterations and Extensions to Houses.

Proposals to alter or extend existing dwellinghouses will be only be permitted where:

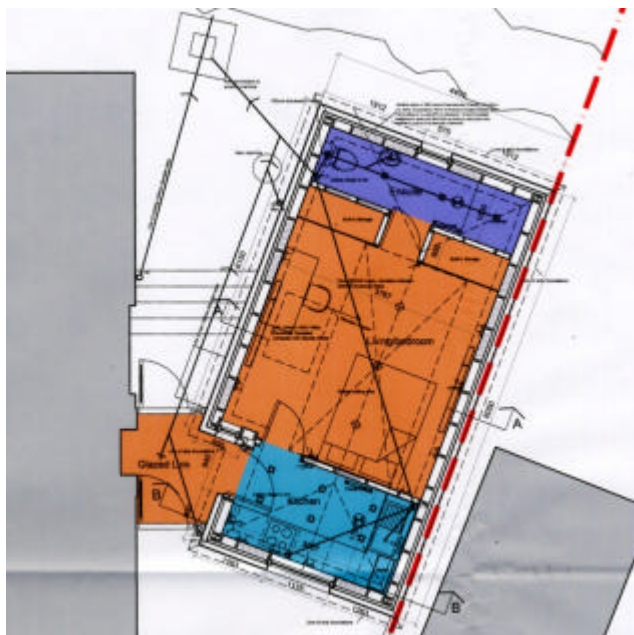
- there is no adverse impact on the appearance of prominent elevations of the house; and
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- more than 50% of the original useable garden area will be retained; and
- the design and materials 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.

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 of relevance in relation to the application site.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. No objections were received.

CONSULTATIONS

No adverse comments have been received from Statutory 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 involves the demolition of the existing garage and the erection of an extension containing a bedroom with en-suite and a separate kitchen, with a walkway link to the main dwelling.

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 loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that there will be no

significant loss of privacy of these properties as there is to be one small window to the north elevation and one small window to the south which will not overlook any neighbouring properties. There is also to be a velux window in the living/bedroom area looking towards the existing dwelling.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

It is therefore recommended that planning permission be granted with conditions subject to the conclusion of an agreement under section 75 of the Town and Country Planning (Scotland) Act 1997.

Design

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

CONCLUSION

The proposal complies with the criteria of policy 14 of the Dundee Local Plan Review 2005, there are no material considerations that would justify the refusal of planning permission. It is therefore recommended that planning permission be GRANTED subject to conditions and conclusion of a section 75 agreement to control occupancy of the building.

This planning permission shall not be issued until an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 between the Council and all parties with appropriate interests in the land has been recorded. The agreement is to restrict occupancy of the building to direct members of the family occupying 11 Deepdale Place, Broughty Ferry.

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
- 2 The occupation of this building shall be as ancillary residential accommodation to the main dwelling unit at 11 Deepdale Place only and occupancy shall be limited to members of the family occupying the existing house at 11 Deepdale Place.
- 3 The former garage proposed for ancillary residential accommodation shall not be provided with a separate curtilage, garden ground or parking facilities but rather shall share the garden ground and parking facilities of the main dwelling at 11 Deepdale Place.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 It is considered that the occupation of this building as a separate dwelling unit from the main house at 11 Deepdale Place would be unacceptable in terms of the overdevelopment

of the plot in relation to prevailing densities in this area and the inadequate provision of garden ground

- 3 It is considered that the formation of a separate curtilage for this building would result in the overdevelopment of the plot in relation to prevailing densities in this area and would detract from the character of the area.