

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

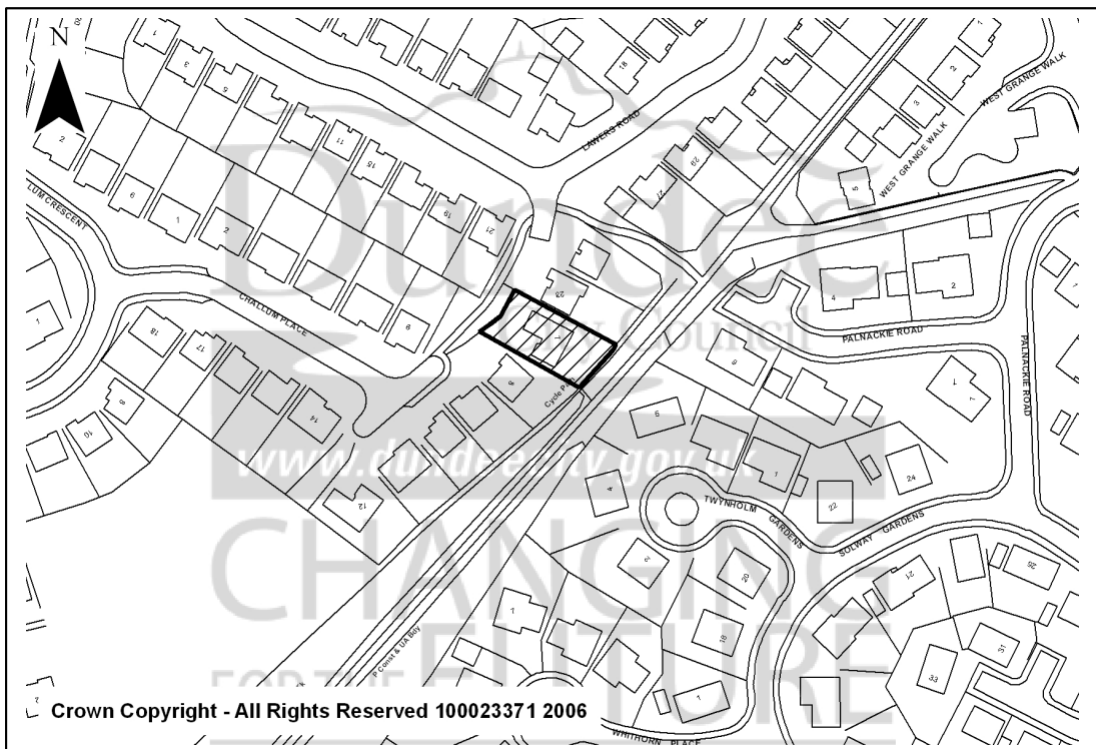
Demolish attached garage, erect two storey extension to create two bedrooms and bathroom to upper floor with lounge and single garage to ground floor.

Address

7 Challum Place
Broughty Ferry
Dundee

Applicant

Mr & Mrs S Lyle
7 Challum Place
Broughty Ferry
Dundee
DD5 3SZ

Agent**Registered** 14 Jan 2008**Case Officer** S Page

Proposed House Extension in Challum Place

The erection of a two storey extension 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. There are no material considerations that would justify laying aside the development plan to refuse planning permission. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- The application seeks permission for the demolition of an existing double garage extension and replacement with a two storey extension comprising lounge and single garage at ground floor with bedrooms and a bathroom above. The entire proposal will affect the north west elevation of a detached house at the eastern end of Challum Place.
- Two objections have been received concerned with the appearance of the proposed extension, overshadowing and its potential to compromise the privacy of neighbours.
- The proposal has been found to comply with Policy 14 of the Dundee Local Plan Review 2005 and the grounds of the objection are not supported.

DESCRIPTION OF PROPOSAL

The proposal involves the demolition of a double garage extension on the front of the house at 7 Challum Place. It is to be replaced with lounge accommodation and a single garage at ground floor level, together with additional bedrooms and bathroom at first floor.

SITE DESCRIPTION

The property lies at the eastern extent of Challum Place, Broughty Ferry. It currently consists of a modern two-storey detached house with an existing double garage extension. The house is bounded on three sides by residential property of a similar age, whilst to the south-east is a cycle track that forms the boundary with Angus Council. On the other side of the cycle track is more residential property.

The property is built into a sloping site, with the house to the north east on Lawers Road being significantly higher than the proposal site. To the south west exists a similarly styled property on a slightly lower plot but sharing a communal drive to both properties.

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

This house and all of its neighbours were recently built on greenfield land by Stewart Milne Homes. There are no historical influences on the determination of this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. Two objections were received concerned about the appearance of the proposal, overshadowing and the potential to compromise privacy of neighbours.

Copies of the objections are available in the Member's Lounge and the issues are discussed in the Observations section below.

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:

- 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 - it is considered that the proposal complies with the terms of policy 14 in that:

- a The proposal will have a substantial effect on the front elevation of the property. All of the properties in this area are of a new build design and finish, therefore a new build extension will not be out of place and by specifying matching materials the applicant have sought to ensure that the extension is sympathetic to the original house. Whilst the new extension will significantly change the appearance of the house this is not considered to adversely affect its prominent elevations.
- b Sunlight and daylight - properties to the north lie at a distance in excess of 17 metres and are separated by driveways and a footpath. It is not considered that the additional shadow caused by the proposal will have any effect on these properties. The house at 23 Lawers Road will be affected by some increase in shadow to its front driveway and front lawn area. This however is not considered significant as the neighbouring house stands on a significantly higher plot than the applicant so the extra height of building seen by the neighbour will only be in the region of three metres (to the peak of the roof). It should be noted that the main useable garden for this property is on the south eastern side which

will suffer no significant impact from the proposal.

- c Privacy - the proposal involves two new windows on its north west elevation. These are to afford light to the new garage and will offer views to the boundary fence and adjacent footpath only. On the north east elevation, four windows are to be installed, two of these are to provide light to bathrooms and will be of opaque glass whilst the remaining two serve to provide light to a hallway and have been located opposite the blank gable wall of the neighbour in Lawers Drive. An objection has raised the issue of potential viewing into the living room window of 23 Lawers Road. The living room window faces north east and as such is at right angles to the proposed development - the local plan policy protects facing windows only. Therefore the window is not protected by that policy. The window identified by the objector is a bathroom window which shall be of opaque glass therefore the grounds of that objection that privacy would be compromised cannot be supported.
- d Accordingly none of the windows in the north east and north west elevations give no concern for privacy issues.
- e Four windows are proposed on the south west elevation and are the focus of a concern raised in the objection. The ground floor windows are of a 3-pane design serving the lounge. Above are bedroom windows also of a 3 pane design. The views from these windows extend over the large driveway at the front of the house towards the front section of the side elevation of 8 Challum Place. The side elevation of the neighbour is a blank gable with only one door opening - a glazed door leading into a Utility Room. Local Plan policy protects views to habitable rooms only. Therefore the door window of the utility room is not protected by that policy.
- f The distance between the door window and that of the new extension is approximately 10.5 metres - less than the 18 metre

standard of the Local Plan. The view is however severely restricted due to the orientation of the buildings, both by the obstruction caused by the front bedroom of the existing property and the orientation which offsets the windows by a significant distance. It would therefore be difficult for an occupant of either property to view into the other window. Accordingly this issue is not supported.

- g The occupant of a neighbouring house has also objected about overlooking into the front garden. However, this is a public area easily visible from Challum Place and the footpath to Lawers Road and is largely occupied by monoblock driveway including the shared access to the applicants' property. Accordingly the objection is not supported on this matter.
- h The proposal will result in a loss of a very small quantity of garden ground situated to the front of the property. The garden area lost is heavily sloping and of minimal use to the occupants. The useable garden area to the rear of the property is unaffected by the proposal.
- i The general design and materials proposed have been chosen to match the character and appearance of the existing house

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:

Objection

One objection was received concerning the following issues:

Potential to compromise the privacy of neighbours - this issue is not supported for the reasons stated in respect of policy 14 above.

Appearance of the proposal: - this issue is not supported for the reasons stated in respect of policy 14 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

As stated above, the dwelling will utilise materials and a general design which matches the existing house and the general character of the street. The resultant building will extend the frontage of the house and aid in the screening of an otherwise imposing blank gable end of the neighbouring property to the north east.

CONCLUSION

The proposal complies with the criteria of policy 14 of the Dundee Local Plan Review, there are no material considerations that would justify laying aside the development plan to refuse planning permission. It is therefore recommended that planning permission be GRANTED.

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.