

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

Proposed extension to east elevation of dwelling plus the creation of new driveway

Address

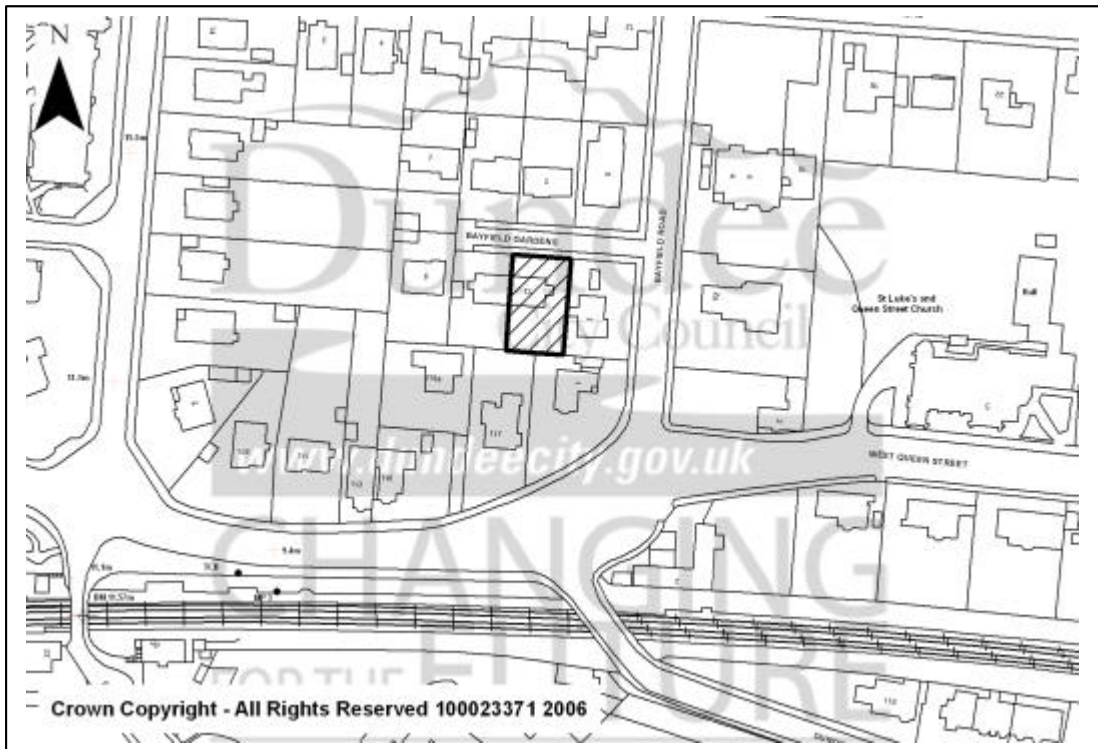
13 Bayfield Gardens
Broughty Ferry
Dundee

Applicant

Mr & Mrs Chalmers
13 Bayfield Gardens
Broughty Ferry
Dundee
DD5 1AX

Agent

BellDesign
21 Reform Street
Kirriemuir
Angus DD8 4BS

Registered 29 Jan 2008**Case Officer** Paul Macari

House Extension Proposed in Bayfield Gardens

A proposed extension of a dwelling plus the creation of a new driveway is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

There are no material considerations that would justify laying aside the provisions of the Local Plan and withholding Planning Permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension to the east elevation of the existing dwelling, formation of driveway and erection of a decked area at 13 Bayfield Gardens.
- Policy 14 (alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- One letter of objection has been received from a neighbouring resident. The concerns raised include loss of sunlight/ daylight and loss of privacy.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of a single storey extension to the eastern elevation of a single storey semi-detached dwelling, erection of decked area and formation of driveway. The formation of a driveway does not require to be the subject of a formal application for planning permission.

The proposed extension will have a pitched roof matching the existing dwelling and will be finished in brown concrete roof tiles whilst the external walls of the extension will be finished in grey roughcast. The proposed windows and rainwater goods will also match those of the existing dwelling in terms of colour and texture.

SITE DESCRIPTION

The application site is situated on the south side of Bayfield Gardens and comprises a semi-detached single storey dwelling with front, rear and side gardens. The site is bound to the east by a detached single storey dwelling that has no real private garden ground. To the south the site is bound by the rear gardens of houses located on the northern side of Dundee Road and to the west by the adjoining dwelling. The application site slopes from north to south with the existing dwelling set down from the road carriageway. The site has brick built boundary walls to the north and east with a combination of fencing and wall enclosing the site to the south and fencing to the west.

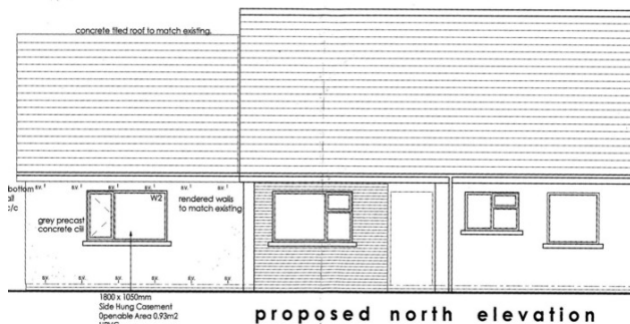
The existing dwelling has external walls finished in a combination of facing brick and grey roughcast. The dwelling also has a straight gabled roof finished in brown concrete roof tiles with white PVCu window frames and doors, and, grey PVCu rainwater goods.

The adjoining dwelling to the west has extended into the roof space and has a north facing dormer extension whilst the dwelling bounding the site to the east has ground floor west facing windows that directly overlook the site.

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.

Application No 08/00028/FUL

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 the outcome of this planning application.

PUBLIC PARTICIPATION

The applicant carried out the statutory neighbour notification procedure. Two letters of objection have been received from a neighbouring resident. The concerns raised include:

- loss of daylight/sunlight
- loss of privacy.

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.

The proposed single storey extension to the east elevation of the existing dwelling at 13 Bayfield Gardens is considered to meet the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. Whilst the proposed extension shall be finished in materials matching the existing dwelling, the extension will be set back from the existing front building line. The proposed extension will therefore have an organic appearance that does not detract from the existing dwelling nor impact upon the integrity of the front elevation. The organic appearance of the proposed extension is enhanced further through matching eaves, rainwater goods and window styles. The proposed extension will not have a significant impact upon the appearance of public elevations of the existing dwelling.

The proposed extension will have a footprint some 34m² in area and will take up approximately 15% of the existing usable garden ground leaving 202m² of usable rear garden ground. The proposed extension is therefore not considered to significantly impact upon the amount of usable garden ground afforded to the application site.

Although the application site does not currently benefit from off street car parking facilities, the applicant proposes to form a driveway in front of the proposed extension. The proposed formation of an access and hard-standing when assessed under Class 4 and Class 8 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, are considered to fall within the meaning of "permitted development" and therefore do not require to be the subject of a formal application for planning permission. The provision of off street car parking facilities is welcomed by this Planning Authority, however, should the Committee be mindful to grant planning permission, an informative will form part of the decision notice requiring details of the proposed access to be submitted to the Council for consideration.

Given the north to south slope of the application site, the provision of a decked area will provide additional usable garden ground whilst also maintaining a safe means of access and egress from the proposed extension.

The proposed decking will provide a modern feature complimentary to the period and style of the existing dwelling.

The application site as existing is not afforded any real private garden ground. This is because the existing dwelling at 3 Bayfield Road has several west facing windows that overlook the front, side and rear garden grounds of 13 Bayfield Gardens. Further, given the extent and location of the existing single storey rear extension to 3 Bayfield Road, the north most west facing window overlooking the side garden grounds of 13 Bayfield Gardens is significantly overshadowed. Therefore, given the scale, design and massing of the proposed extension and raised decked area, the north most west facing window of 3 Bayfield Road will be overshadowed but not to a greater degree than existing. Further to this, the proposed raised decked area will be partially obscured by the existing single storey rear extension to 3 Bayfield Road. However, given that both properties are significantly overlooked as existing, the proposed developments will not intensify existing infringements of privacy.

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:

- a Concerns of the objector - two letters of objection have been received from a neighbouring resident concerned about loss of privacy and loss of daylight/sunlight. These issues are discussed in detail in the Observations section above. The views of the objector are not supported as the proposed developments at 13 Bayfield Gardens are not considered to exacerbate existing issues of overshadowing and overlooking. The objector has submitted sketches showing the proposed extension and decked area to be significantly bigger than proposed.

However, to ensure that the privacy of the objector is preserved, a condition requiring the erection of a fence along the eastern boundary of the application site will form part of the decision

notice should Committee be mindful to grant planning permission.

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 extension is such that the integrity of the existing dwelling will be retained whilst additional sizable living space will be provided with minimal impact upon the existing streetscape. Principally this is due to the extension being set back from the existing front building line, set down from the existing ridge-line and finished in materials matching the existing dwelling.

CONCLUSION

There are no material considerations that would justify laying aside the provisions of the Local Plan and withholding Planning Permission.

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 BEFORE WORK STARTS ON SITE, details of a timber fence no less than 1.8m in height to be erected along the line marked in green on the stamped approved Block Plan Drawing Number BD_051/003, shall be submitted to this Planning Authority for written approval.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding privacy and residential amenity.