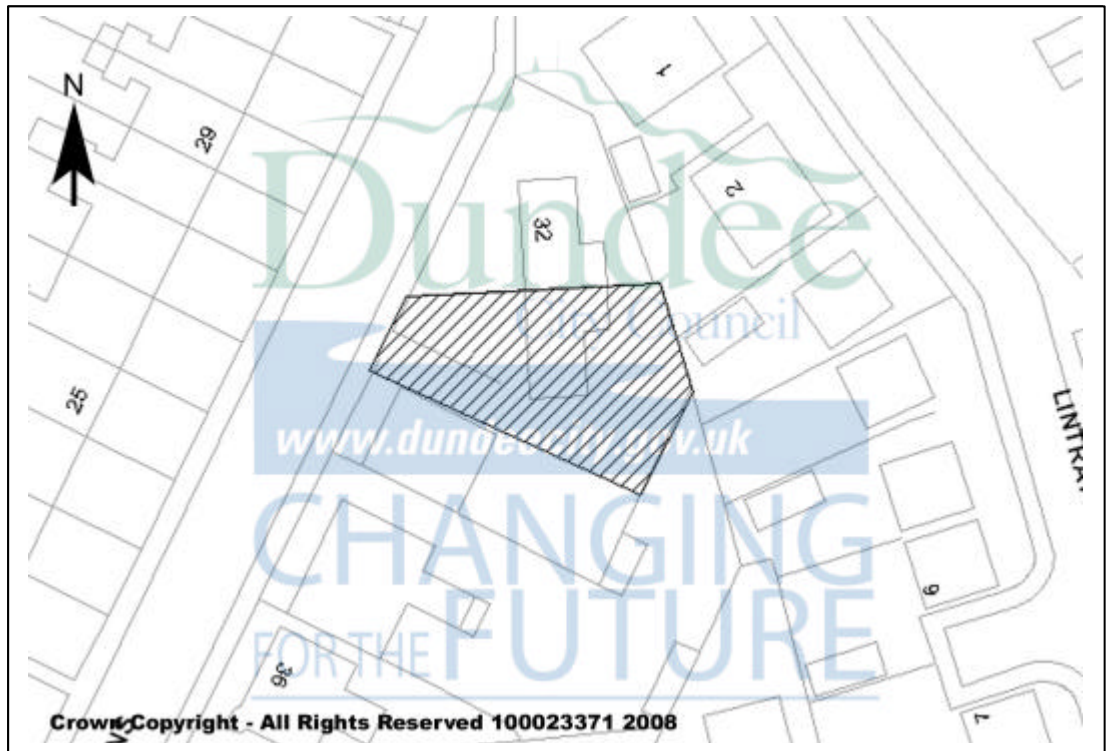


**KEY INFORMATION**

Ward Coldsid

**Proposal**Ground floor Rear Extension,  
Side Extension and First  
Floor Rear Extension**Address**33 Lintrathen Gardens  
Dundee  
DD3 8EJ**Applicant**Mrs A Reid  
33 Lintrathen Gardens  
Dundee  
DD3 8EJ**Agent**Davidson Property Services  
49 Yeaman Street  
Carnoustie  
DD7 7AW**Registered** 19 Mar 2008**Case Officer** Eve Jones

## House Extension Proposed for Traditional Style Cottage

The ground floor rear extension, side extension and first floor rear extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The application complies with Policy 14 and the objections are not supported. The application is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a ground floor rear kitchen extension, a small side extension and a first floor rear extension to provide a shower room and wardrobe. Both upper floor windows will have obscure glazing.
- The application property is a semi-detached cottage which already has a dormer window to the front elevation. The plot is roughly triangular, narrow to the front but wider to the rear. The surrounding properties are all residential of mixed styles and ages. The houses to the rear are relatively new detached properties.
- Dundee Local Plan 2005. Policy 14 - Alterations and Extensions to Houses is relevant.
- Two objections were received from adjoining neighbours to the rear on grounds of overlooking and loss of privacy; building too close to the boundary; style and scale of extension changes character of the property; hedge should be retained to preserve privacy.
- The ground floor extensions comply with the policy. There are limited design options available to provide an upper floor extension to this cottage and as the box dormer is located to the rear and does not affect a prominent elevation of the house it is considered acceptable in this case. Both of the windows will have obscure glazing which will prevent overlooking of adjoining properties to the rear. The applicant intends to retain the hedge.
- The application complies with Policy 14 and the objections are not supported.

**DESCRIPTION OF PROPOSAL**

Planning permission is sought for the erection of a ground floor rear extension, a small side extension and a first floor rear extension. The ground floor rear extension is single storey, flat roofed and extends to the rear boundary at one corner. It has a blank wall to the rear with patio doors opening to the side on to the garden. The pitch roofed side extension on the south side of the house provides an ensuite shower room. The upper floor rear extension is a flat roofed box dormer with two windows to a shower room and wardrobe. The agent advises that both windows will have obscure glazing. The extensions will be finished in dry dash harling to match the existing rear walls.



**Scottish Planning Policies, Planning Advice Notes and Circulars**

There are no statements of Government policy relevant to the determination of this application.

**PUBLIC PARTICIPATION**

The application was the subject of statutory Neighbour Notification and two objections were received from adjoining neighbours to the rear. The grounds of objections are overlooking and loss of privacy; building too close to the boundary; style and scale changes character of the property; hedge should be retained to preserve privacy.

The issues will be considered in the Observations below and copies are available in Members' lounges.

**CONSULTATIONS**

There were no adverse comments 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 - proposals to alter or extend existing dwellinghouses will 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

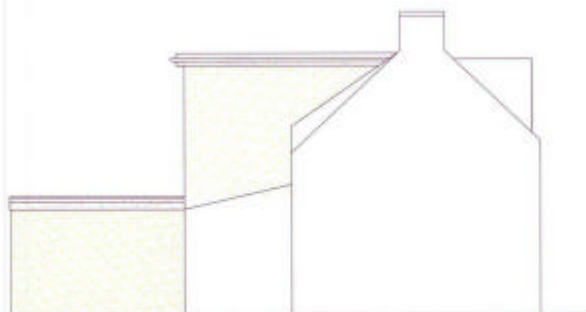
**SITE DESCRIPTION**

The application property is a semi-detached cottage which already has a dormer window to the front elevation providing upper floor accommodation in the original roof. The plot is roughly triangular, narrow to the front but wider to the rear. The rear boundary is formed by a 4 metre high hedge with a fence on the applicant's side.

The surrounding properties are all residential of mixed styles and ages. The houses to the rear are relatively new detached properties, both single and two storey.

**Non Statutory Statements of Council Policy**

There are no non statutory Council policies relevant to the determination of this application.



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**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.

**SUSTAINABILITY ISSUES**

There are no specific sustainability policy implications arising from this application.

**SITE HISTORY**

There is no site history of relevance.

d the design and materials respect the character of the existing building."

The proposed development is for three extensions, two on the ground floor and an upper floor dormer. It is considered that the ground floor extensions fully comply with the requirements of Policy 14. Whilst the rear extension does reach almost to the boundary, this is acceptable provided the whole of the extension lies within the applicant's property.

With regard to the upper floor extension, it is quite large in comparison to the scale of the small cottage but provides only 13.2 square metres of floorspace for a shower room and wardrobe area. It is considered reasonable to seek to extend this cottage to provide improved family accommodation. Both of the windows in the upper floor extension are to have obscure glazing which will prevent overlooking of adjoining properties to the rear to comply with criteria b). It is considered that there are limited design options available to provide an extension to this small property and as it is located to the rear and does not affect a prominent elevation of the house, it is considered that the upper floor extension is acceptable in respect of criteria a) and d) of the policy. There is sufficient garden ground remaining as required by criteria c).

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

The issue of loss of privacy and overlooking has been addressed in the Observations above and an appropriate condition can require the windows to be obscure glass in perpetuity.

The building can be located up to the boundary of the property. However the plans indicate that the hedge is intended to be retained.

The appearance of the extension has also been considered. It will be viewed from the rear of the neighbours' properties. It is considered that the appearance of the proposed development is insufficient to justify the refusal of the application.

Accordingly the objections are not supported.

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.

### Design

Whilst the upper floor extension is a flat roofed dormer, it is recognised that there are limited design options to provide additional floorspace in this small cottage and it is considered that, as the dormer is to the rear, it is acceptable in this instance.

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### CONCLUSION

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The application complies with Policy 14 and the objections are not supported for the reasons given. It is therefore recommended that planning permission be granted with conditions.

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### RECOMMENDATION

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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 upper floor windows shall be glazed or reglazed in perpetuity using obscure glass.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality.