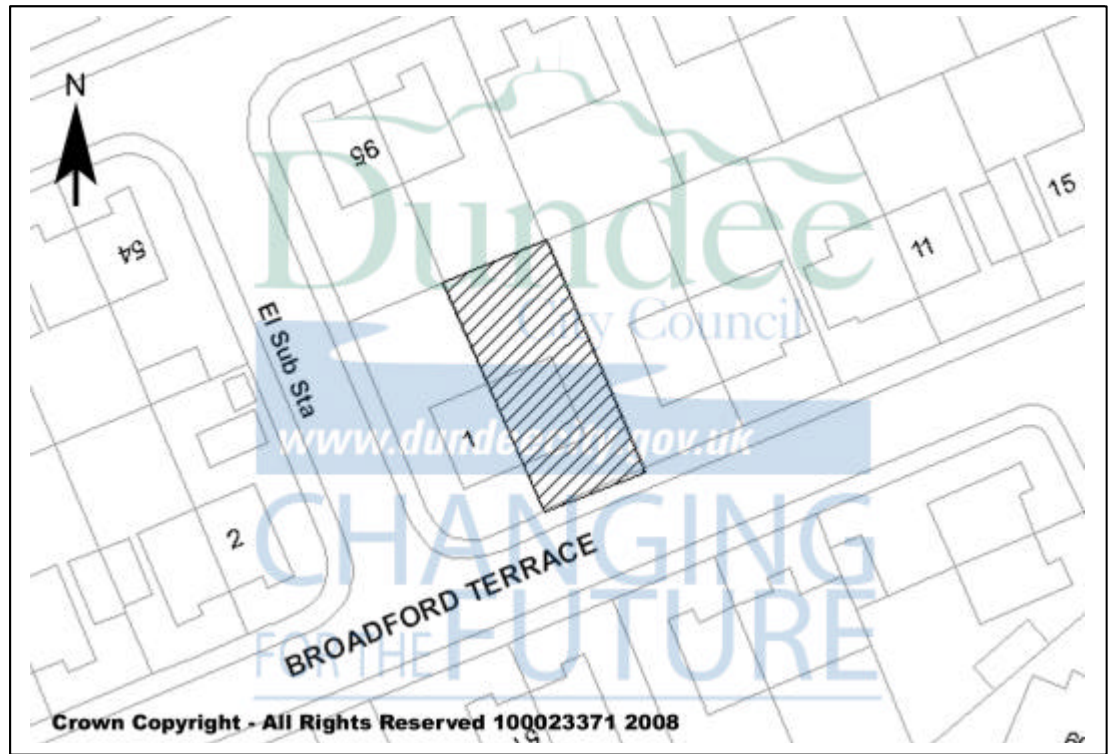


KEY INFORMATION**Ward** The Ferry**Proposal**

Erection of 2 storey extension to east elevation and alterations

Address3 Broadford Terrace
Broughty Ferry
Dundee
DD5 3EF**Applicant**Mr & Mrs Sutherland
3 Broadford Terrace
Broughty Ferry
Dundee
DD5 3EF**Agent**James R Culloch RIBA
ARIAS
The Design Studio
95 Dundee Road
Carnoustie
DD7 7EW**Registered** 8 April 2008**Case Officer** Stephen Page

Extension Proposed to Side of 2 Storey House

The erection of 2 storey extension to east elevation and alterations 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** subject to conditions.

SUMMARY OF REPORT

- The application seeks approval for a two storey extension to the Eastern side of a house at 3 Broadford Terrace, Broughty Ferry.
- One Objection was received from a neighbour concerned with overshadowing, loss of privacy, method of construction and devaluation of property.
- 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 a 2 storey extension to the east side of the house, This extends the building on its current roofline and increases the depth of the building at its Eastern end by 600mm. In addition a new porch at the front(south) door is to be added.

SITE DESCRIPTION

The property lies to the north side of Broadford Terrace and is the eastern house of a semi detached unit. The property is set below street level and has hedge screening to the front. To the rear the property has a small garden area with high fencing. All houses in the immediate area are of a near identical design.

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:

- 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

A previous application (reference 08/00120/FUL) was submitted for a broadly similar extension but including an unusual roof alteration. The applicant withdrew that application and has resubmitted this proposal having taken account of design concerns raised by the previous proposal.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One objection was received from a neighbour concerned about overshadowing, loss of privacy, method of construction and devaluation of property.

A copy of the objection is available in the member's lounge and the issues raised 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:

- 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:

- The proposed extension will have a significant effect on the prominent (south) elevation of the house by enlarging the mass of the building. However this is not considered to be contrary to this policy as the extension maintains the currently existing roofline. The property lies on a sloping site with high hedging to the south. Consequently a substantial quantity of the ground floor accommodation is hidden from public view.
- The existing house already casts shadow onto neighbouring properties. The proposed extension will offer some increase, however the alignment of the buildings and high pitched roof of a neighbour's extension would indicate that any increase in shadow is not significant enough in itself to warrant refusal. As regards privacy, the front windows will not significantly increase the view to neighbours as the windows are in line with the existing front elevation. As regards the rear windows, these face to the northern neighbour which is at a distance of 18 metres, equal to the minimum distance stated in the local plan as preserving privacy. Windows to the western

gable serve a shower room and attic space and are to be in obscure glazing, accordingly privacy is not considered to be breached to a significant extent.

- c The development extends the footprint of the house, but does so principally over the existing driveway and does not have a significant effect on the garden area.
- d The materials have been chosen to match that of the existing house and are considered acceptable. The general design of the proposal complements the character of the existing house. The depth of the extension exceeds that of the existing house by 600mm to create a stepped rear wall but is largely unseen from public view and is considered acceptable.

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 - overshadowing, loss of privacy, method of construction and devaluation of property.

It is expected that there will be some increase in the overshadowing of properties and rear gardens as a result of this extension, but in itself is not considered significant enough to warrant refusal of the application due to the shadow effect caused by the existing properties.

Privacy issues have been considered in the observations section above and were found not to have been significantly affected, though a condition is attached to ensure that windows in the gable end are fitted with obscure glazing.

Method of construction and devaluation of property are not material considerations for determining this application.

Accordingly the contents of the objection are not supported in this case

It is concluded from the foregoing that insufficient weight can be accorded to

the objection such as to justify refusal of planning permission.

It is therefore recommended that planning permission be approved subject to conditions.

Design

As stated above, whilst the applicant has sought to use materials to match the existing property. The design complements the existing building.

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 the planning permission be APPROVED subject to 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.
- 2 All windows on the eastern gable end shall only be glazed or reglazed with obscure glazing.
- 3 The council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to protect the privacy of neighbouring residents.

- 3 In the interests of public safety due to the proximity of this application to the former Camphill Quarry.