

KEY INFORMATION

Ward Lochee

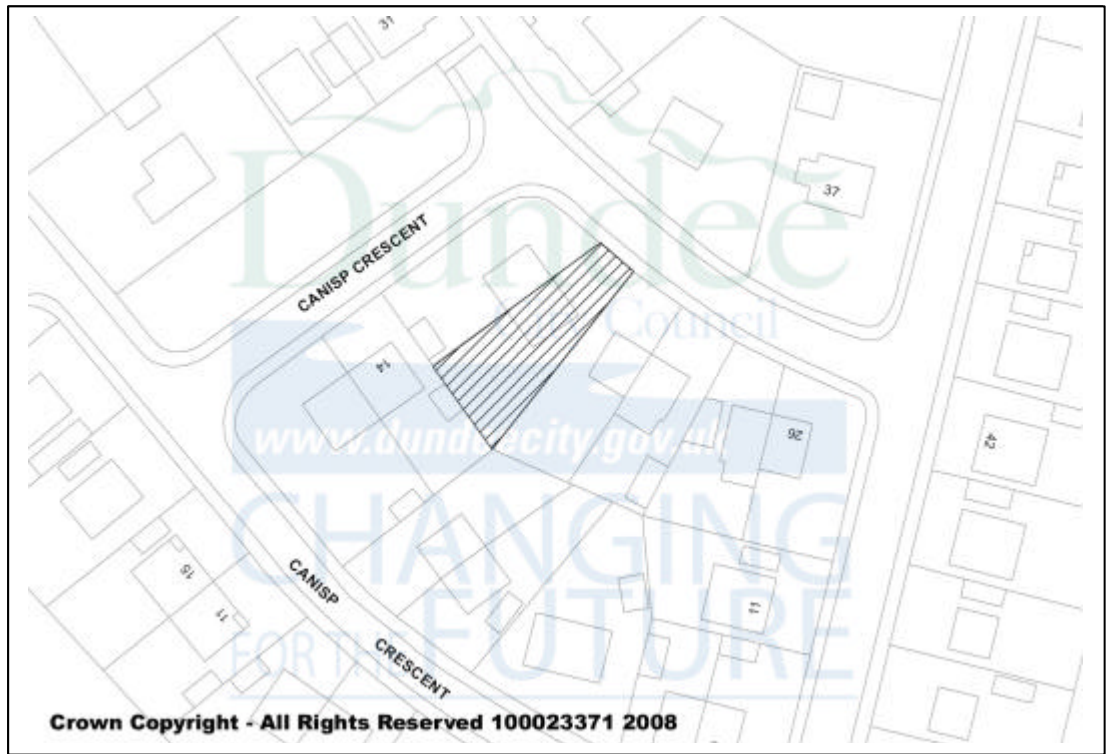
Proposal

Dormer Extension

Address18 Canisp Crescent
Dundee
DD2 4TP**Applicant**Mr Brad Gibson
18 Canisp Crescent
Dundee
DD2 4TP**Agent**

Registered 6 Aug 2008

Case Officer B Knox



Proposed Dormer Extension in Canisp Crescent

A dormer extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The application is considered to comply with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objector to would justify a decision contrary to this.

SUMMARY OF REPORT

- The application proposes the extension of an existing dormer window to the rear elevation of a semi detached dwelling.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application.
- One letter of objection was received which raises issues regarding design and privacy.
- The application is considered to comply with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objectors that would justify a decision contrary to this.

DESCRIPTION OF PROPOSAL

The application proposes the extension of an existing dormer window to the rear elevation of a semi detached dwelling. The dormer would be increased in height and length. Larger windows would be fitted to the dormer where a 'juliette' style balcony would be installed. The dormer would be approximately 2.2 metres in total height and approximately 6.2 metres in length.

SITE DESCRIPTION

The application site is located on Canisp Crescent in the Ninewells area of the city. The area is almost completely residential in use with a mixture of detached and semi detached dwellings. The application property is a semi detached one and a half storey dwelling with an existing box dormer to the rear. It has a driveway to the front of the property and a small garden area. There is a private garden to the rear which is enclosed by high hedging. There is a dwelling to the south of the property which sits gable on to the application site.

There are garages to the south east of the side which provide screening to these properties.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 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:

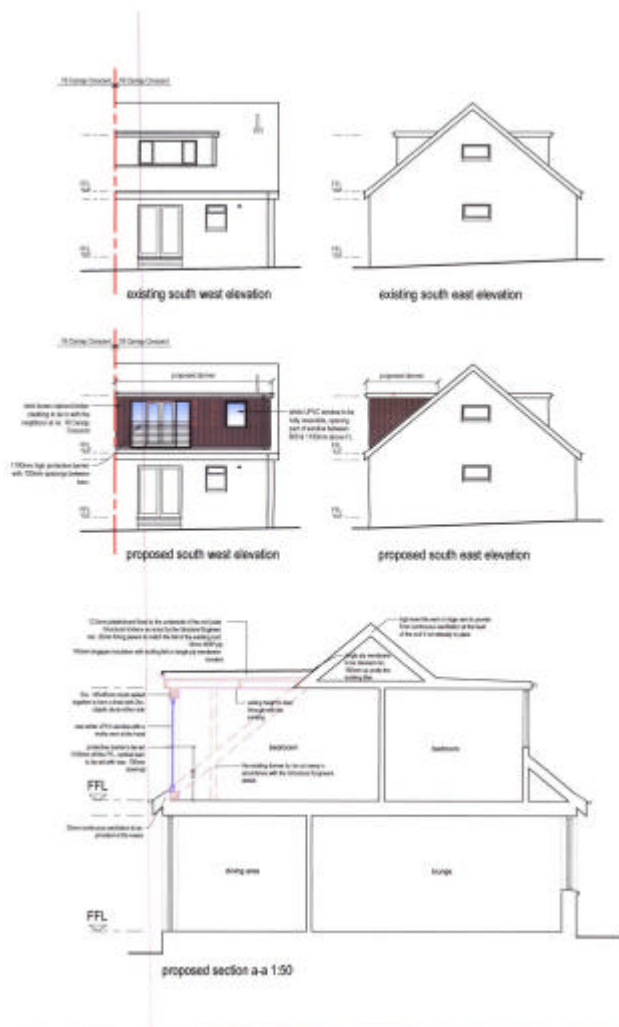
- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to

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

Planning permission was granted in 2007 (07/00785/FUL) for the erection of a one and a half storey side extension to the property which included an extension of the dormer window. No objections were received to that application and it was approved under delegated powers.

PUBLIC PARTICIPATION

The applicant undertook the Statutory Neighbour Notification procedure at the time of the submission of the application and one letter of objection was received.

- The 'Juliette' window is out of character with the existing dormer. The objector's dormer has been extended using normal sized windows and in keeping with the chalet dormer style.
- The garden area to 16 Canisp Crescent will be overlooked and afford no privacy.

It is intended to comment on this in the Observations Section below and a copy of the Objection is available to view in the Members' Lounge.

CONSULTATIONS

No adverse comments have been received by any of the 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.

In terms of Policy 14, part (a) states that there should be no adverse impact upon the prominent elevations of the dwelling. Since the proposed dormer extension is to the rear of the property and will face on to other rear gardens, it is not considered that it will effect prominent elevations of the dwelling. The proposal is therefore considered to comply with part (a) of the Dundee Local Plan Review 2005.

In terms of part (b) of Policy 14, there should be no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties.

The proposal by virtue of its size and location will not cause the loss of sunlight or daylight into neighbouring properties.

At present, there is a bedroom window in the existing dormer which looks to the rear at upper floor level. The proposal would mean that this window would be altered to that of a larger window/patio door style with a 'juliette' style balcony and an additional small bedroom window would be added to this rear elevation. It is considered that the proposal will not have a significant effect upon the privacy of the adjoining and neighbouring properties due to the fact that there is an existing bedroom window in the location where the 'julliette' style balcony would be. The application is considered to comply with this part of Policy 14.

In terms of part (c), there will no change in the level of garden ground and in this respect the application is considered to be acceptable.

Part (d) states that the design and materials should respect the character of the existing building. The materials proposed are to match the existing dwelling and are considered to be acceptable. In terms of the design of the proposal, it is considered that although it is fairly large in size, it is of a scale which is in keeping with the general appearance of the dwelling. It will not break the ridge of the roof and will be no higher than the existing dormer window.

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:

Views of the objector:

- The 'Juliette' window is out of character with the existing dormer. The objector's dormer has been extended using normal sized windows and in keeping with the chalet dormer style.
- The garden area to 16 Canisp Crescent will be overlooked and afford no privacy.

The concerns raised by the Objector have been discussed and discharged in the Observations section 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

The design is considered to be acceptable and will respect the scale of the existing dwelling. The materials are in keeping with the dwelling. It will not affect the appearance of prominent elevations of the property:

CONCLUSION

The application is considered to be acceptable and it is considered that it will not result in the unacceptable overlooking of neighbouring properties. It is considered that the design of the dormer is in keeping with the existing dwelling and surrounding area.

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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.