

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Family room extension

**Address**

1 Pitempton Road  
Dundee  
DD3 9SZ

**Applicant**

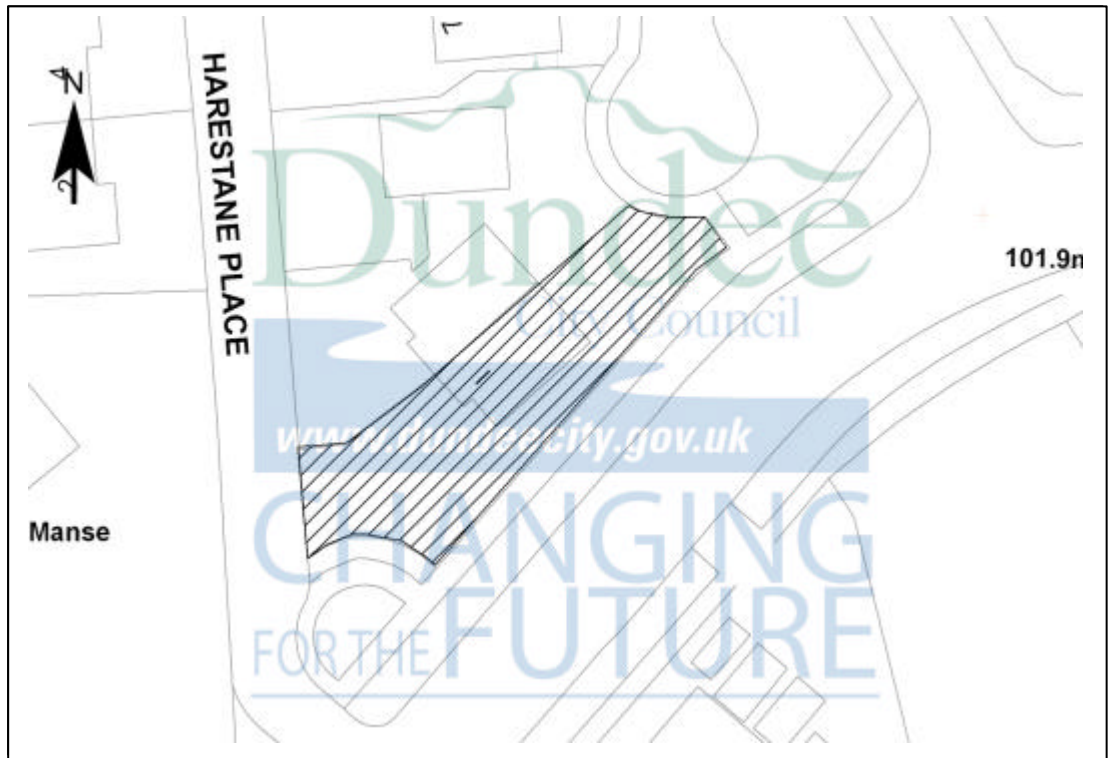
Mr I Ramsay  
1 Pitempton Road  
Dundee  
DD3 9SZ

**Agent**

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**Registered** 22 July 2008

**Case Officer** Stephen Page



## House Extension Proposed in Pitempton Road

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

**RECOMMENDATION**

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify refusal of the application contrary to the Development Plan. Therefore, the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning Permission is sought to erect a two storey extension to the south of the dwelling at 1 Pitempton Road.
- The proposed extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection was received from a neighbour to the north. The objection concerns overlooking, loss of views, detriment to residential amenity and the size of the extension. The objection is not supported.
- It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify refusal of the application contrary to the Development Plan.

## DESCRIPTION OF PROPOSAL

The proposal involves the construction of a two storey extension to the southern side of this semi-detached property at 1 Pitempton Road.

The extension comprises a large family room at ground level with full height windows facing south west and north west. On the first floor is a smaller gallery room with an enclosed balcony on the south east side and further windows facing south west. The materials proposed involve red facing brick and smooth cement render with roof and rainwater goods to match the existing property.

## SITE DESCRIPTION

The site lies to the south side of a modern semi-detached property at 1 Pitempton Road. To the north are residential uses. The property is bounded to south, east and west by public roads with residential uses beyond.

The building is partially faced with a stone appearance and the remainder with a dry dash render.

## 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;
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- 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

There is no site history of relevance to this application.

## PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification

procedure. One objection was received from a neighbour concerned about overlooking, loss of views, detriment to residential amenity and that the extension is too large.

A copy of the objection is available in the Members Lounges 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:

- 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:

- a The house has streets on its southern, eastern and western boundaries, all of which can be considered as prominent. The proposed development will have a substantial effect on all of those elevations and dominate the visual appearance of the property. The design is of a high quality and very modern in appearance and does not match the more traditional appearance of the existing property. Whilst the change to the appearance of the property will be quite dramatic, it is not accepted that this will be an adverse effect.
- b The proposal is large, extending to a height of approximately 6 metres at the peak of its roof and as such will result in some loss of sunlight and daylight to adjacent properties lying to the north. The

quantity of sunlight and daylight lost, however, is substantially reduced as the north western boundary already has a high fence and foliage of approximately two metres in height. The lowest part of the extension is to the north-west side and the roof slopes upwards to the south-east which helps to reduce the detrimental effects. That said the roof is interrupted by a blank dormer/rooflight structure which increases the height of the extension to approximately six metres and as such increases the quantity of overshadowing. In conclusion it is considered that whilst the extension will decrease the amount of sunlight and daylight to neighbouring properties this is not of such an extent that in itself would warrant refusal of the application.

With regard to privacy, the extension will have a substantial number of windows. Adjacent properties situated to the south-west, south, south-east and north-east are all situated at a distance in excess of the Local Plan standard of 18 metres. The neighbouring property to the north-west is only two metres from the ground floor windows of the extension. The views from these windows are restricted by virtue of the existing 1.8 metre boundary fence and the planting which currently exists. Above ground floor the building has no windows facing north-west. Accordingly, privacy of the surround occupiers is not considered to be adversely affected.

More than 50% of the garden area will be retained. However of note is that a large section of the garden ground is proposed to be finished in decking. The decking is to be mounted at ground level and cover over an existing stone chipped area.

With regard to materials, the applicant has chosen a mix of red coloured facing brick and a smooth white render. This is in contrast to the facing stone and dry dash render of the existing building. Likewise the new windows and door frames are to be finished in a grey colour which contrasts with the brown frames of the existing building.

In respect of design, the extension bears only minimal relation to the appearance and character of the main house. It has substantially larger windows, a monopitch roof tilted to an angle which opposes the roof line of the main house and generally would present a street appearance of two



independently designed buildings rather than one complete housing unit.

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 - the objector raised concerns over the loss of views from his property. However this is not a valid planning consideration and is

Plan and it was found that privacy was not significantly reduced in neighbouring properties

Detriment to residential amenity: The issue of overshadowing was considered above under Policy 14 and was concluded that the development would result in a decrease in the quantities of sunlight and daylight to the neighbouring properties. However it was not considered that this was of such a reduced level that would be sufficient on its own to warrant refusal.

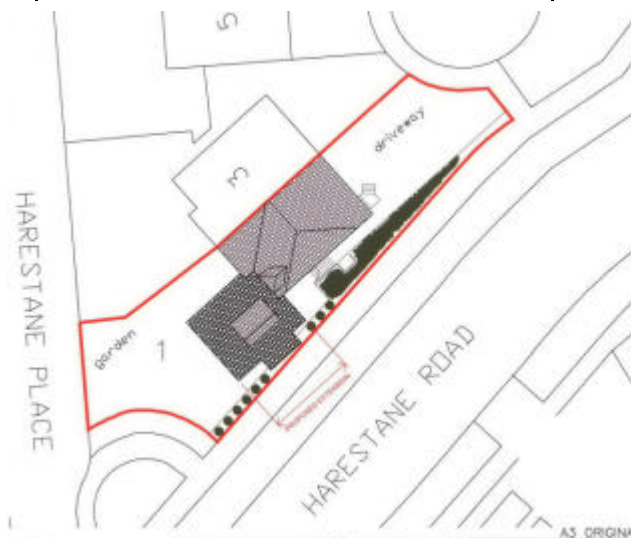
Extension too large: the objector indicated that a better development may be achieved if it were to be reduced in size. A smaller development would possibly further reduce the impact on sunlight and daylight but not present a significantly different effect. Therefore, there

is no justification that a smaller proposal of similar design would be any more acceptable.

It is concluded from the foregoing that insufficient weight can be accorded to the material considerations such as to justify the refusal of planning permission against the provisions of the Development Plan. It is therefore recommended that planning permission be Approved.

### Design

The extension is of a two storey monopitch design, with the roof rising to the south-east. The second storey accommodation is largely contained in the roofspace with an addition to the roofline to create additional headroom. It is fitted with large full height windows on all sides and the remainder is proposed to be of brick and smooth render appearance. The building is to have grey framed windows/doors and a roof/rainwater goods to match the existing house.



therefore not relevant to the determination of the application.

The objector also raised the following concerns:

Overlooking: This was considered above under Policy 14 of the Local

### CONCLUSION

The proposal has been found to comply with Policy 14 of the Dundee Local Plan Review 2005 and the objection is not supported.

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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 No windows other than those included on plans submitted to, and approved by Dundee City Council as planning authority shall be installed on the north eastern elevation of the property.

## Reasons

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