

KEY INFORMATION

Ward Lochee

Proposal

Demolition of existing wooden garage replacing with brick built and rendered flat roof garage

Address

3 Eassie Terrace
Dundee
DD2 2EJ

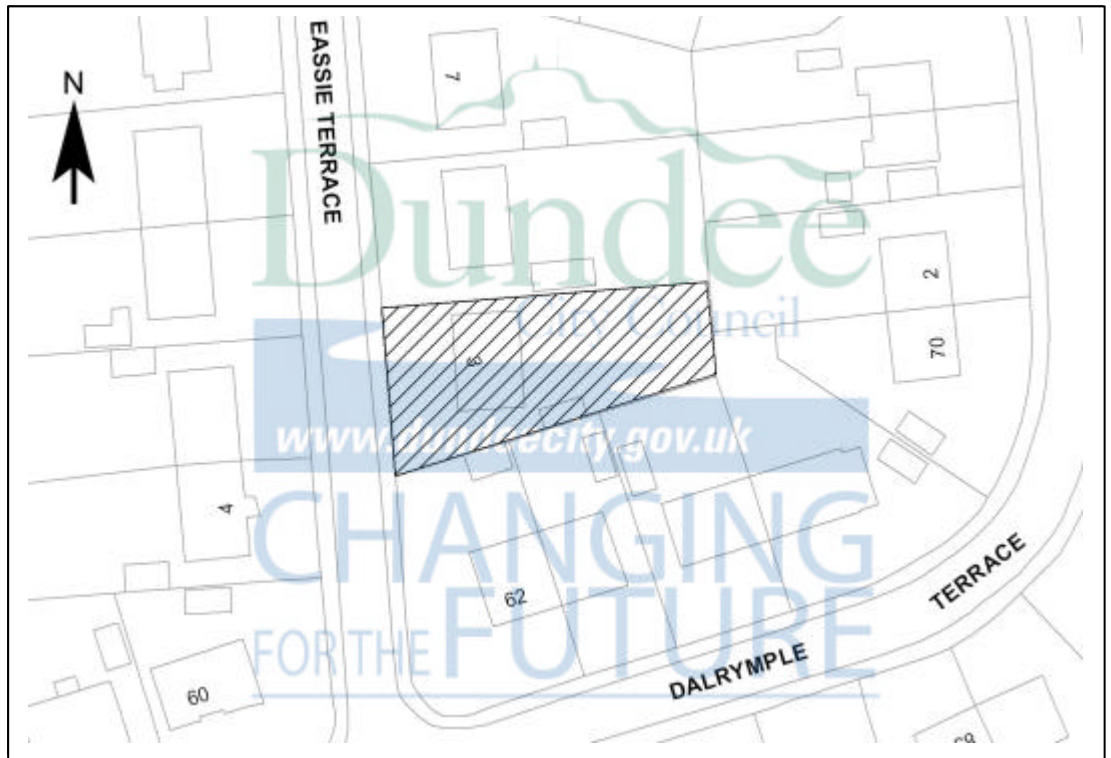
Applicant

Mr and Mrs Fergus Milne
3 Eassie Terrace
Dundee
DD2 2EJ

Agent

Registered 1 Aug 2008

Case Officer S Page



Proposed New Garage in Eassie Terrace

The demolition and replacement of an existing wooden garage is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposal has been found to comply with Policy 14 of the Dundee Local Plan Review 2005 and the objection is not supported. There are no material considerations that would justify refusal of the application contrary to the provisions of the Development Plan. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought to erect a garage and garden store measuring approximately 9.5 metres in length and 3.1 metres in width.
- The proposed building raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One objection was received from a neighbour concerned about the flat roof design of the new garage. The objection is not supported.
- The proposal has been found to comply with Policy 14 of the Dundee Local Plan Review 2005 and the objection is not supported. There are no material considerations that would justify refusal of the application contrary to the provisions of the Development Plan.

DESCRIPTION OF PROPOSAL

The proposal involves demolition of an existing timber garage and its replacement with a larger brick built garage and garden store measuring approximately 9.5 metres in length and 3.1 metres in width. The building is to be finished with a render to match the main house, timber framed windows and a bituminous roof.

SITE DESCRIPTION

This detached house lies to the east side of Eassie Terrace within a wholly residential area. Immediately surrounding the proposal site is the rear gardens of houses.

The proposal will result in the construction being towards the rear of the house adjacent to the southern boundary of the garden. Access to the garage will be from the existing tarred driveway.



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.

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 this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One objection was

received from a neighbour concerned about the flat roof design of the new garage.

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:

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 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 prominent elevation of the house fronts Eassie Terrace. This view already includes the front of the existing garage and as such the general character of appearance stays the same and is not considered to be adversely affected.
- b The proposal is for garage and storeroom accommodation and has windows to the north and east only and as such privacy of the surrounding occupiers is not considered to be adversely affected.

With regard to sunlight and daylight - the principal area affected will be the applicant's own garden area and no other properties are considered to be significantly affected.
- c More than 50% of the garden area is to be retained.

- d The garage is of a standard design which has been lengthened to accommodate the additional storage space. The building is to be rendered to match the existing house and as such is considered to be of a design which respects the character of the existing house.

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 from a neighbour regarding the proposed flat roof design of the building. It is considered that flat roofs are an acceptable form of construction for domestic garages examples of which can be found throughout the city. In this instance flat roof designs can be found elsewhere in the surrounding streets and is not considered to be out of place. Accordingly the objection is not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any 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 proposed garage is of a standard design which has been lengthened to accommodate the additional storage space. The building is to be rendered to match the existing house and as such is considered to be of a design which respects the character of the existing house.

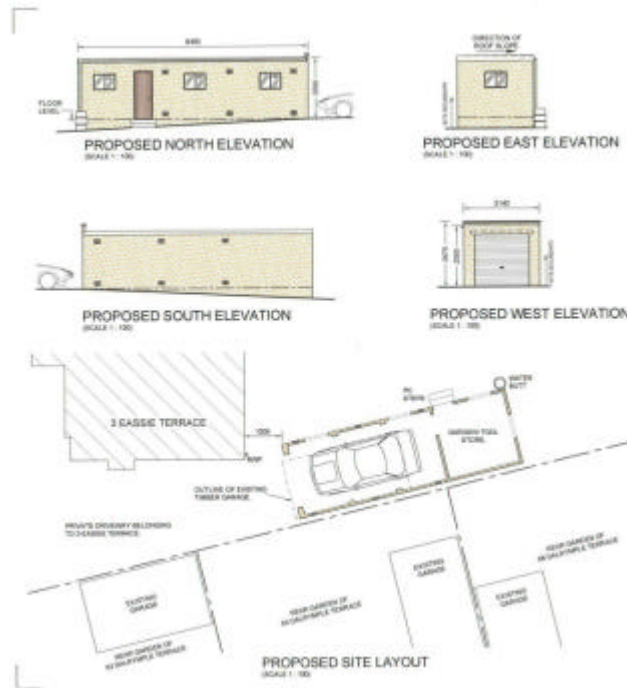
CONCLUSION

The proposal has been found to comply with Policy 14 of the Dundee Local Plan Review 2005 and the objection is not supported. Accordingly the proposal is recommended for Approval subject to conditions.

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.

Reason

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