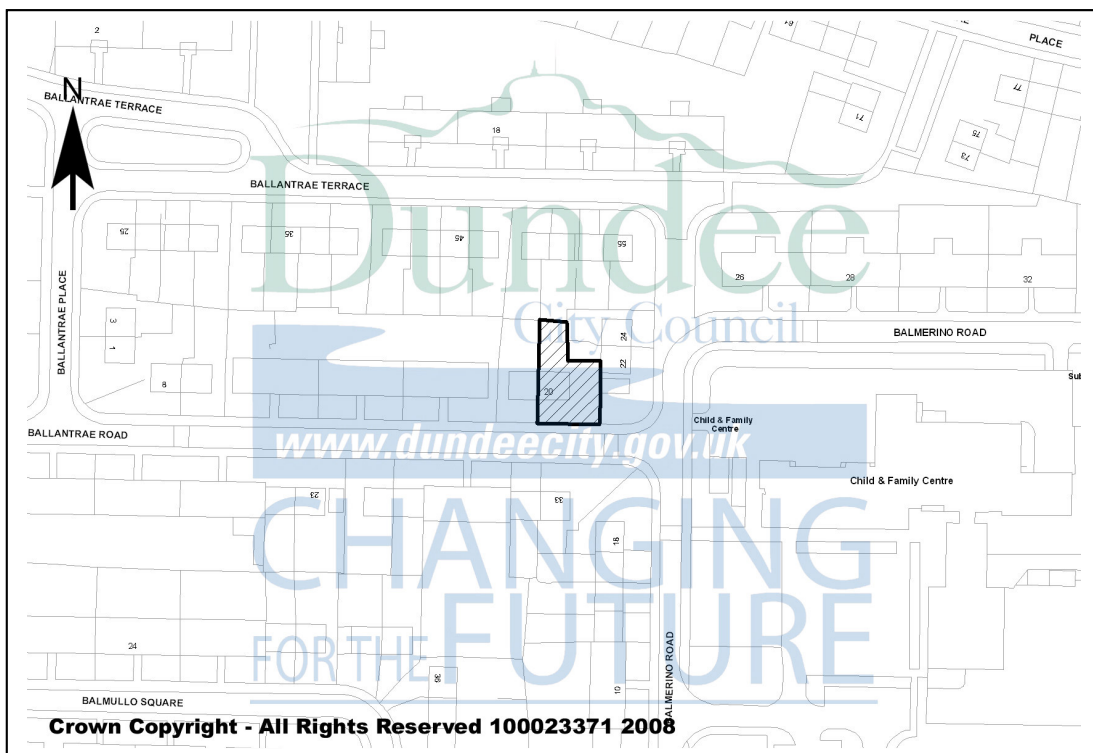


**KEY INFORMATION****Ward** East End**Proposal**

Extension to Existing Dwelling House

**Address**20 Ballantrae Road  
Dundee  
DD4 8PN**Applicant**Mr & Mrs Lees  
20 Ballantrae Road  
Dundee  
DD4 8PN**Agent****Registered** 5 Nov 2008**Case Officer** P Macari

## Proposed House Extension in Ballantrae Road

An extension to an existing dwelling house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed extension complies with the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

**SUMMARY OF REPORT**

- This application seeks planning permission for the erection of a two storey extension at 20 Ballantrae Road.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- One letter of objection has been received from a neighbouring resident concerned about overlooking, overshadowing and noise disturbance.
- The proposals comply with the requirements of Policy 14 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported.

## DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of a two storey extension to the eastern elevation of the existing house at 20 Ballantrae Road, Dundee.

The proposed extension shall be finished in concrete interlocking roof tiles and brown chip roughcast to match the existing house. The windows and doors shall be brown UPVC framed double glazed units.

The proposed extension shall create additional living space in the form of a family room and WC on the ground floor as well as a master bedroom with en-suite facilities on the first floor.

The site is surrounded by a mixture of two storey semi-detached dwellings with similar finishing materials and three storey blocks of flats.



- 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.

## SITE DESCRIPTION

The application site comprises a two storey semi-detached house located on the northern side of Ballantrae Road on the northern corner of the junction between Ballantrae Road and Balmerino Road.

The existing dwelling is two storeys in height with a concrete tiled roof and brown roughcast walls. The window frames and doors are finished in brown coloured UPVC.

The application site benefits from extensive front, rear and side garden ground. The front garden is enclosed by a 1m high black painted steel frame and mesh fence. There is a 1.8m high timber fence and gate separating the front garden ground from the side and rear garden ground. The front garden is split in half with the eastern half surfaced in red chips to form a two car driveway with access taken from Ballantrae Road. The remainder of the front garden is landscaped.

The side garden is surfaced in grey concrete paving slabs with the rear garden split in half by a 1m high timber fence and gate which runs east to west midway down the garden. On the northern side of the fence are children's toys (trampoline etc) and the on the southern side the garden is landscaped. The side and rear gardens are enclosed by 1.8m high timber fencing.

## 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

## SUSTAINABILITY ISSUES

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

## SITE HISTORY

There is no planning history of relevance to the outcome of this application.

## PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedure as dictated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. One letter of objection has been received from neighbouring residents concerned about:

- noise disturbance
- overshadowing
- overlooking

Members will already have had access to this letter and the points raised are considered in the Observations Section of this Report.

## CONSULTATIONS

No adverse comments have been received from Consultees.

## OBSERVATIONS

### Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 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.

There is a history in Dundee of houses being extended to meet the changing demands and aspirations of householders. Whilst extensions are a sign of a stable community in which people wish to remain, it is the aim of Policy 14 (Alterations and Extensions to Houses) to assess the impact of extensions and alterations to the host property, neighbouring properties and the surrounding area.

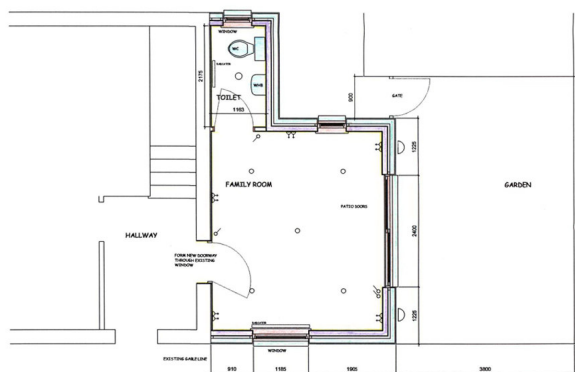
With regard to Criteria (a) and (d) of Policy 14, the proposed extension is considered to be of a scale, massing, design and finish that complements the original house at 20 Ballantrae Road. This is because the proposed extension will have a ridge height and eave line as well as finishing materials that match the existing house. With regard to the window openings on the front elevation of the proposed extension, should the Committee be mindful to grant planning permission a condition will be attached specifying that the proposed windows be of the same proportions and design as those in the front elevation of the existing house.

Criteria (b) of Policy 14, dictates that extensions to houses should not adversely overlook or overshadow neighbouring properties. Given the scale, massing and location of the proposed extension no significant issues of overlooking or

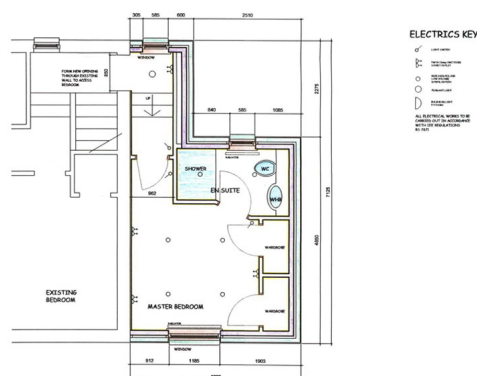
overshadowing will occur as outlined below.

The proposed extension will take up approximately 13% of the existing usable private garden ground afforded to the property at 20 Ballantrae Road and therefore complies with Criteria (c) of Policy 14.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

### Other Material Considerations

The other material considerations to be taken into account are as follows:

- Views of the Objector

One letter of objection has been received from a neighbouring resident concerned about:

- Overlooking

The proposed extension by virtue of scale, massing and design will not overlook neighbouring properties to the south or east of the application site. This is because the existing boundary treatments around the side and rear garden will obscure the view from ground floor windows into neighbouring properties. With regard to the proposed first floor north facing window, this window will serve a

bathroom and will therefore be obscurely glazed. This concern is not supported.

- Overshadowing

By virtue of scale, massing and location, the proposed extension will not exacerbate existing issues of overshadowing to neighbouring properties. This is because the existing house at 20 Ballantrae Road partially overshadows the rear elevation of 22 Balmerino Road with the proposed extension orientated so as not to worsen the existing situation. This concern is not supported.

- Noise Disturbance

Although the proposed extension will bring the existing house at 20 Ballantrae Road closer to the property at 22 Balmerino Road, the use of the property as a domestic dwelling is not considered to raise any significant issues of noise disturbance and therefore there is no visible reason as to how the proposed extension would exacerbate existing levels of noise disturbance. No adverse comments have been received from the Council's Environmental Health and Trading Standards Department and therefore the objectors concerns of noise disturbance 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. It is therefore recommended that planning permission be granted with conditions.

### Design

The proposed extension is considered to be of a design that complements the existing house at 20 Ballantrae Road and does not detract from the appearance of the surrounding streetscape.

### CONCLUSION

The proposed extension complies with the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no other material

considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

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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 BEFORE WORK STARTS ON SITE, details of the proposed ground and first floor windows to be installed in the front elevation of the extension hereby approved will be submitted to this Planning Authority for written approval. For the avoidance of doubt, the proposed windows should be of a scale and design that matches the respective ground and first floor windows of the existing house.
- 3 The windows coloured red on Drawing No 01 shall be obscurely glazed and maintained as such in perpetuity.

## **Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of safeguarding visual amenity.
- 3 In the interests of safeguarding privacy and residential amenity.