

KEY INFORMATION**Ward** West End**Proposal**

Single storey extension to east elevation to provide a family room

Address

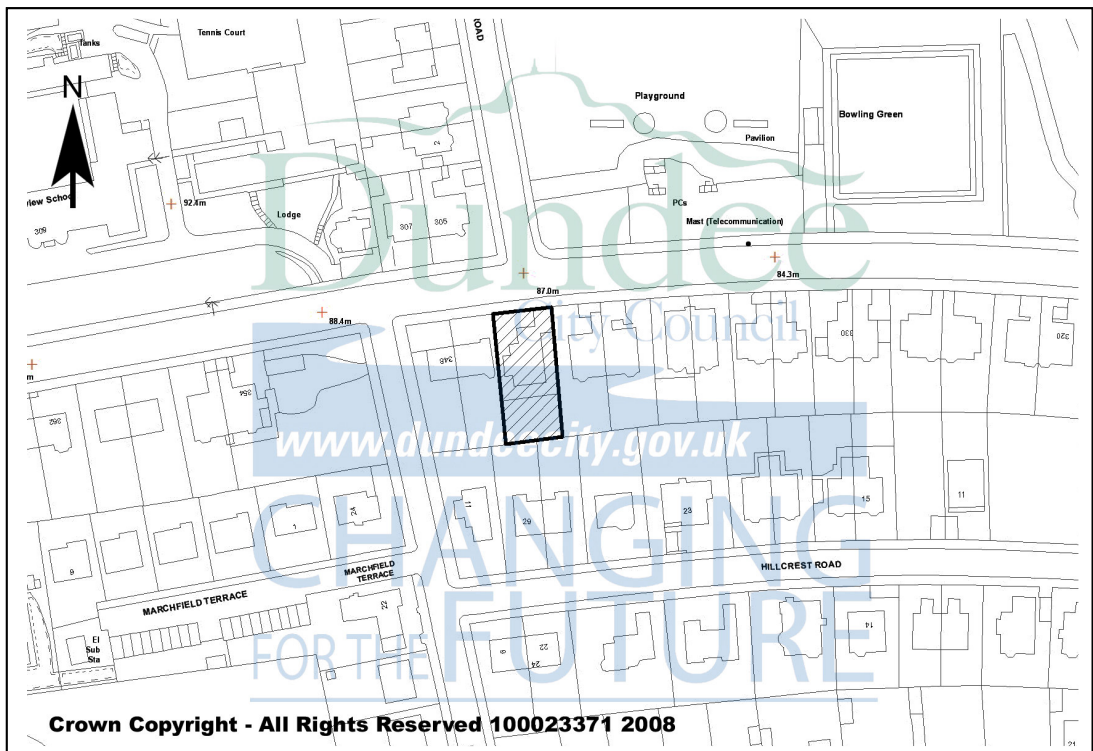
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Applicant

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Registered 27 Nov 2008**Case Officer** B Knox

House Extension Proposed in Blackness Road

A single storey extension to the east elevation to provide a family room 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 that would justify a decision contrary to this.

The application is therefore recommended for approval.

SUMMARY OF REPORT

- The application proposes the erection of a single storey extension to the east elevation to provide additional residential accommodation.
- One letter objection was received raising concerns regarding overshadowing and matters relating to the boundary wall.
- It is considered that the application complies with Policy 14 of the Dundee Local Plan Review 2005 and the views of the objector do not warrant refusal of the application contrary to the provisions of the development plan.
- The application is therefore recommended for approval.

DESCRIPTION OF PROPOSAL

The application proposes the erection of a single storey extension to the east elevation to provide additional residential accommodation. The proposal is to be situated behind an existing garage at the front of the property and so will not be visible from the front elevation of the property. It would be of a lean-to construction and be finished with stone and the roofing materials would be to match the existing property. The upper part of the extension would be finished with timber cladding.

There would be windows to the south of the proposed extension only and a patio door with a small step leading down into the garden area.

SITE DESCRIPTION

The application site is located on Blackness Road opposite Victoria Park playground and Bowling Green. It is a detached property with two storeys and attic. It is finished in stone with a slate roof and is of a traditional appearance. The property has vehicular access from Blackness Road and a garage to the side of the property. The application property has windows to the ground floor to all elevations of the property. There are existing single storey additions to the dwelling to the west and north elevations.

Due to the topography of this area, the houses to the south sit at a considerably lower ground level, with the eaves being at approximately the same level as the ground and main garden level of the application property.

The boundaries to the adjacent properties are delineated by approximately 2 metre high boundary walls.

It is located within the West End Suburbs conservation area.

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.

Policy 61: Development in Conservation Areas - within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

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

05/00047/FUL

Formation of vehicle access and parking area: approved 29 March 2005.

07/00806/FUL

Installation of French Doors and Balcony to South Elevation and the Installation of Roof Lights to the West and East Elevation: refused 10 January 20008.

08/00833/FUL

Installation of Velux Windows to South and West Elevations: pending consideration.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and one letter objection was received and the following concerns were raised:

- a door and three windows shall be overshadowed and deprived of light.
- the wall of the extension abuts the boundary wall with no access allowed for maintenance and the drainage guttering extends above the boundary wall and drainage and run-off from the proposed roof would adversely affect the neighbouring property.
- a lilac tree will be deprived of light.

Members will already have access to the letter of Objection. The points of objection will be considered in the Observations Section below.

CONSULTATIONS

No adverse comments were received from any of the 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.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the



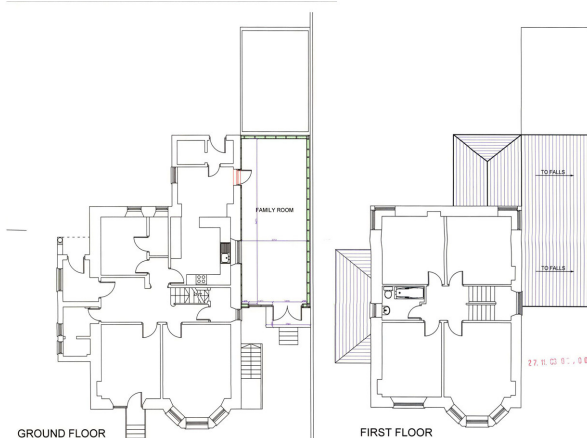
SOUTH ELEVATION



EAST ELEVATION

Policy background section above.

Policy 14 of the Dundee Local Plan Review 2005 provides criteria for proposals to alter or extend dwelling houses. Part (a) of this states that there



GROUND FLOOR

FIRST FLOOR

should be no adverse impact on the appearance of prominent elevations of the house. The proposed extension will not be readily visible from the main frontage of the property and will

not alter the appearance of the main elevation as such, the proposal complies with part (a).

Part (b) of Policy 14 states that there should be no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties.

The windows proposed are to the rear only and will overlook the rear garden area which is already overlooked by the existing windows to the rear. The additional window and patio door in this location will not result in a significant loss of privacy to any of the nearby residential occupiers.

In terms of sunlight or daylight, the nearest property is the property to the east which is approximately 4 metres from the mutual boundary wall which is approximately 2 metres high. The extension is proposed to be located on the boundary and will be approximately 4.1 metres wide and of a lean-to construction. It is considered that given the height of the existing application property and the fact that there is an existing boundary wall, any loss of sunlight/daylight as a result of the proposed extension into the adjacent property will be minimal.

Part (c) of the Policy states that more than 50% of the original useable garden ground should be retained. There will be a sufficient level of garden ground, well in excess of 300m² remaining should the extension be approved in line with the current application.

Part (d) of the Policy states that the design and materials should respect the character of the existing building. It is considered that the design is of an acceptable standard suitable for a residential area where there are a mixture of house types and finishing materials. The existing building whilst traditional, has been modernised with the addition of large access gates and a garage which are modern in appearance. The extension proposed is fairly modern in both style and finishing materials and will match the existing character of the dwelling and existing garage.

The property is located within the West End Suburbs Conservation area and as such Policy 61 of the Dundee Local Plan Review 2005 is relevant to the determination of the application. This policy states that proposals should preserve or enhance the conservation area. Due to the location of the proposed extension in relation to the main dwelling and the existing garage, there will be limited public views of the proposed extension. It will therefore have a minimal impact upon the character of the conservation area in terms of public views.

With regards to the proposed design, it is considered that the design is of an acceptable standard suitable for a residential area where there are a mixture of house types and finishing materials.

As discussed above, the existing building whilst traditional, has been modernised with the addition of large access gates and a garage which are modern in appearance. The extension proposed is fairly modern in both style and finishing materials and will match the existing character of the dwelling and existing garage.

Taking the above into consideration, it is considered that the extension will have a neutral effect upon the character of the conservation area within which it is located and therefore is in compliance with Policy 61 of the Dundee Local Plan Review.

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

The Statutory Requirements under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are discharged in the assessment of the proposals against the criteria of the Development Plan above.

Other Material Considerations

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

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character

or appearance of the Conservation Area.

The existing building whilst traditional, has been modernised with the addition of large access gates and a garage which are modern in appearance. The extension proposed is fairly modern in both style and finishing materials and will match the existing character of the dwelling and existing garage. It is considered that given this and the fact that the proposed siting of the extension means it will be in a location where public views will be extremely limited, the extension will have a neutral effect upon the character of the conservation area.

The Statutory Requirements under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are therefore discharged above.

Views of the objector:

- a door and three windows shall be overshadowed and deprived of light.

This matter has been discussed above in the Observations Section of the report above and the matters raised discharged.

- the wall of the extension abuts the boundary wall with no access allowed for maintenance and the drainage guttering extends above the boundary wall and drainage and run-off from the proposed roof would adversely affect the neighbouring property.

This is not a matter that can be addressed through the current planning application as it relates to land ownership. However, the applicants should satisfy themselves that it will be possible to build the proposed extension, taking into account land ownership issues.

- a lilac tree will be deprived of light

There is a small tree adjacent to the boundary wall. It is located in the grounds of the objector's property. It is not considered that the proposed extension would have a significant detrimental effect upon the tree given its existing location hard up against the boundary wall.

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 of an acceptable standard for the dwelling and surrounding area. it will not detract from the character of the conservation area but rather have a neutral effect.

CONCLUSION

It is concluded that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and whilst it is acknowledged that the adjacent property may lose a some sunlight, it is not of a sufficient level such as to warrant refusal of this application.

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.