

KEY INFORMATION

Ward East End

Proposal

Erection of a two storey extension to North Elevation

Address11 Alford Gardens
Dundee
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DD1 5LR**Registered** 22 Dec 2008**Case Officer** P Macari

Proposed House Extension in Alford Gardens

The erection of a two storey extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed two storey extension to the northern elevation of the existing dwelling at 11 Alford Gardens complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the objectors can be addressed by way of condition. It is therefore recommended that planning permission be granted subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a two storey extension to the northern elevation of a two storey detached dwelling at 11 Alford Gardens.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- Four letters of objection have been received from neighbouring residents concerned about the scale, massing, design and finish of the proposed extension; loss of trees, increased parking pressures; potential use of property should planning permission be granted; unkempt garden grounds and lack of maintenance.
- The concerns of the objectors are not supported.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a two storey extension to the northern elevation of a two storey detached dwelling at 11 Alford Gardens.

The proposed extension will be two storeys in height with a straight gabled pitched roof finished in grey concrete interlocking roof tiles to match the existing house. The external walls of the proposed extension will be finished in white roughcast with common red brick base coursing. On the front elevation where the proposed extension adjoins the original dwelling the join will be concealed behind a strip of vertical timber cladding stained brown to match the existing timber cladding above the main entrance on the front elevation of the original house.

The proposed extension will be located in an area of side garden ground to the north of the application site and shall provide additional living accommodation in the form of a living room on the ground floor and master bedroom with en-suite facilities on the first floor.

There are trees located in the area of side garden ground that will require to be felled to make way for the proposed extension.

SITE DESCRIPTION

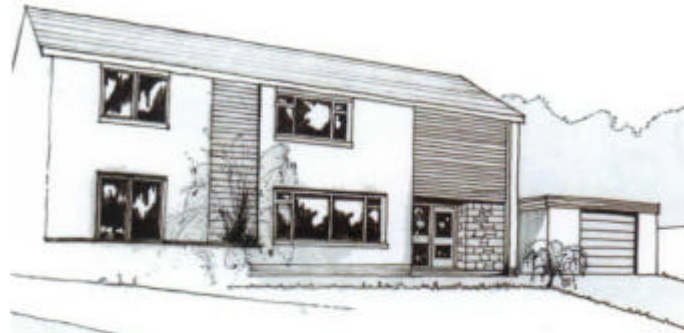
The application site is located on the eastern side of Alford Gardens. The site comprises of a two storey detached house with single detached garage and extensive front, side and rear garden grounds.

The front garden ground is open plan with a driveway running along the southern boundary to the garage located midway along the boundary. The remainder of the front garden was previously landscaped but is now overgrown.

The side and rear gardens are enclosed by 1.9m high breeze block walls. The side and rear gardens are in an unkempt and overgrown condition as well as being strewn with household waste. The garage is in a state of disrepair and is also filled with rotting

timber furnishings and household rubbish.

The existing house is two storeys in height with a straight gabled pitched roof finished in grey concrete interlocking roof tiles. The walls of the existing house are finished in white roughcast. There is an area of brown stained timber cladding above the main



Extension to Property at 11 Alford Gardens Dundee

entrance on the front elevation. The main entrance of the house is decoratively finished in natural stone. The house has brown PVCU framed double glazed top hopper style windows and doors.



The site is bound to the south and west by plots with detached and semi-detached houses of a similar scale, design and massing as the application site. To the north the site is bound by an area of open space.

The houses bounding the curtilage of the application site have been altered and extended in the recent past and as a result there are significant issues of overlooking.

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 the outcome of this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure as detailed in the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. Consequently four letters of objection have been received from neighbouring residents concerned about:

- Scale, massing, design and finish of the proposed extension
- Loss of trees
- Increased parking pressures
- Potential use of property should planning permission be granted
- Unkempt garden grounds
- Lack of maintenance

Members will already have had access to copies of the objection letter and the issues are discussed in the "Observations" section below.

CONSULTATIONS

No adverse comments have been received from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act 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 two storey extension is considered to be of a scale, massing and design that complements the existing house while also impacting positively on the existing streetscape. This is because the proposed extension will mirror the existing house in terms of scale, design and proportion with the extension continuing the ridge and eave lines of the existing house. Further, the proposed window and door openings of the extension are of the same proportions as the existing house. The proposed extension will be finished in materials matching the original house with the use of timber cladding to conceal the join between old and new. The timber cladding will be stained to match the existing timber cladding above the main entrance to the house on the front elevation.



The surrounding built form is of a similar scale, massing, design and finish as the existing house on the application site. As the proposed extension will match the existing house in terms of scale, massing, design and finish it is concluded that the extension will have a minimal impact upon the appearance of the surrounding streetscape. In terms of appearance the erection of the proposed extension will lead to the removal and maintenance of trees populating the front and side garden grounds. This will enhance the appearance of the application site in relation to the surrounding streetscape.

With regard to Criteria (b) of Policy 14, the proposed extension will not overshadow neighbouring properties due to the orientation of the application

site. There is a distance of no less than 19m between facing windows of neighbouring properties and the application site. Therefore, the proposals will not give rise to significant issues of overlooking.

With regard to Criteria (c) of Policy 14, the proposed extension will take up 16% of the existing usable private garden ground afforded to the property. This means that once the proposed extension has been erected there will be 226m² of usable private garden ground remaining.

It is concluded from the foregoing that the proposals comply with the provisions of the development plan.

Other Material Considerations

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

a Views of the Objectors

Four letters of objection have been received from neighbouring residents relevant to the proposed development. The concerns raised by the Objectors relate to:

- Scale, massing, design and finish of the proposed extension.

These concerns relate to the proximity of the proposed extension to the northern boundary of the application site and the finishing materials of the proposed extension in relation to surrounding properties. The existing northern boundary of the application

site will be removed and a new boundary wall set back 200mm from the existing property boundary in line with the proposed extension will be erected in its place. Concern has also been expressed as to the integrity of the existing property boundaries. As well as replacing the existing northern boundary it is the applicant's intention to replace the eastern and southern boundary walls also. The design and finish of the proposed replacement walls shall be addressed by way of condition should the Committee be mindful to grant planning permission.

The scale, massing, design and finish of the proposed extension has been assessed against and found to comply with the criteria of Policy 14 (Alterations and Extensions to Houses)

of the Dundee Local Plan Review 2005. The proposed extension will not impact upon the appearance of the surrounding streetscape as it will be finished in materials matching the existing house and those surrounding. These concerns are not supported.

- Loss of trees

While the application forms state that no trees require to be removed from the application site, it is clear from having visited the application site that several trees located in the front, rear and side gardens will require to be removed to accommodate the proposed extension. The existing trees on site are considered to be in poor condition due to the nature of their existence and their proximity to the existing dwelling. Given the poor condition of the trees their continued existence is considered to detract from the visual amenity of Alford Gardens as well as the level of environmental quality afforded to the application site. The removal of the existing trees on the site of the proposed extension and in the rear garden will prevent root damage to the existing house. These concerns are not supported.

- Increase Parking Pressures

The existing house benefits from two off street car parking spaces in the form of the detached garage and driveway. These concerns are not supported.

- Potential use of property should planning permission be granted

The objectors have raised concerns that it may be the applicant's intention to use the extended house as a House in Multiple Occupation or indeed as two separate dwellings should planning permission be granted. It should be noted that the intended use of the application site is not relevant to the consideration of proposals for the erection of a two storey extension. These concerns are considered to be non-material to the outcome of this planning application. Members should note that for either of the surmised intended uses, such proposals would require to be the subject of formal applications for planning permission. However, should the Committee be mindful to grant planning permission,

a condition will be applied to such permission restricting the use of the extension to those that are incidental to the enjoyment of the dwellinghouse. The applicant has also confirmed that it is not his intention to form two dwellings from the extended house.

- Unkempt garden grounds and Lack of maintenance

Concerns have been expressed regarding the present condition of the application site. At the time of the Case Officer's site visit the application site was in an unkempt condition with household waste strewn across the rear garden ground. There was evidence of a distinct lack of maintenance to the rear garden, boundary treatments and garage. Given the cluttered and untidy appearance of the rear garden ground, it was debatable whether the remaining area of private garden ground would be usable should planning permission be granted. However, the applicant was made aware of the Department's concerns and has significantly cleaned the rear garden ground. The concerns of the objectors and the Case Officer are no longer relevant to the outcome



of this planning application.

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 of the proposed extension is considered to complement the appearance of both the original house and surrounding streetscape of Alford Gardens.

CONCLUSION

The proposed two storey extension to the northern elevation of the existing dwelling at 11 Alford Gardens complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the objectors can be addressed by way of condition. It is therefore recommended that planning permission be granted subject to conditions.

RECOMMENDATION

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, samples of the proposed finishing materials shall be submitted to this Planning Authority for written approval and thereafter applied in accordance with the stamped approved drawings. For the avoidance of doubt the materials submitted should also address the finish of the proposed boundary walls.
- 3 For the avoidance of doubt the proposals hereby approved shall form an extension to the living accommodation of the original dwelling unit and shall not be used as a separate dwelling.

Reasons

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

extended dwelling hereby approved and the surrounding streetscape.

- 3 In the interest of maintaining control of the use of the application site.