

**KEY INFORMATION**

**Ward** East End

**Proposal**

Alteration/extensions to dwelling house

**Address**

49 Gotterstone Drive  
Dundee  
DD5 1QX

**Applicant**

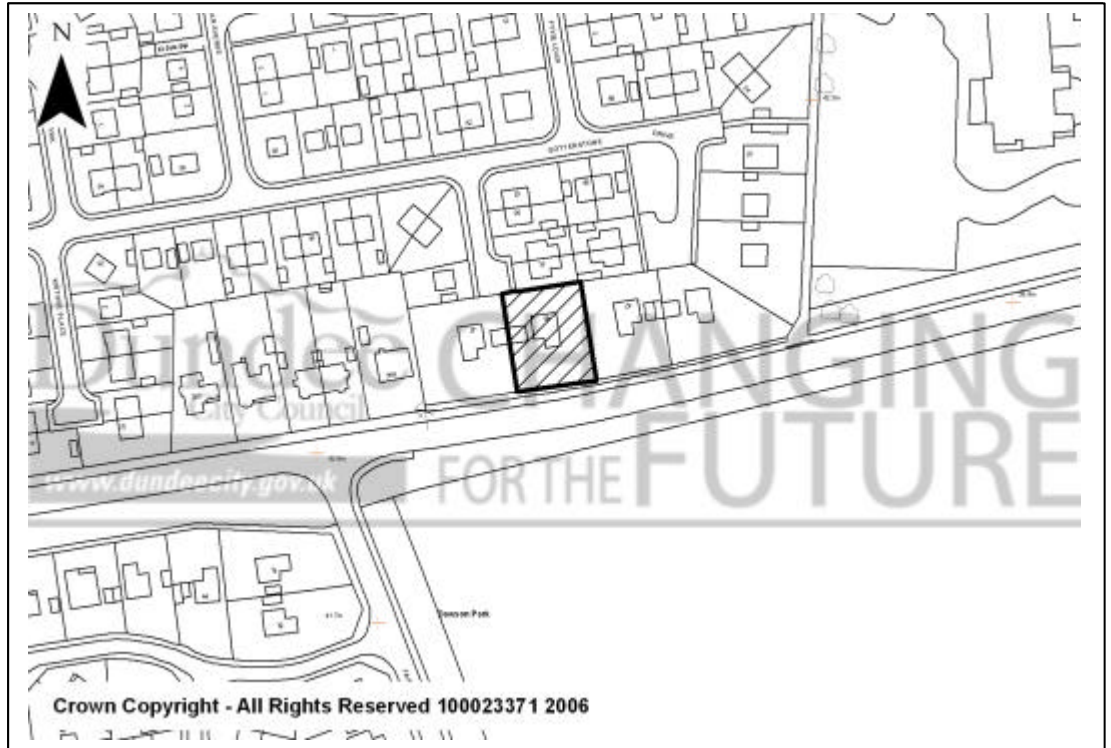
Mr & Mrs Saeed  
49 Gotterstone Drive  
Dundee  
DD5 1QX

**Agent**

B S Design  
4 Grove Road  
Broughty Ferry  
Dundee  
DD5 1JL

**Registered** 3 Feb 2009

**Case Officer** P Macari



## Proposed House Extension in Gotterstone Drive

Alteration and extensions to a dwelling house are **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed development complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns 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 one and a half storey extension to the eastern elevation and erection of two dormer extensions to the southern roof plane of the existing house at 49 Gotterstone Drive, Dundee.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- Two letters of objection have been received from a neighbouring resident concerned about the use of the existing garage for commercial purposes, road and traffic safety, noise disturbance from car washing equipment and overshadowing.
- The proposals comply with the requirements of the Development Plan.
- The concerns of the objector are not supported.

**DESCRIPTION OF PROPOSAL**

This application seeks planning permission for the erection of a one and a half storey extension to the eastern elevation and the erection of two dormer extension to the southern roof plane of the existing house at 49 Gotterstone Drive, Dundee.

The proposed extension and house will be finished in matching materials with the external walls of both the house and extension painted cream. Similarly the roof of the existing house will be replaced with concrete interlocking roof tiles to match the proposed extension and dormers. The proposed windows and doors will match those of the existing house in terms of proportion, framing and style.

The proposed dormer extensions are to be located above the ground floor windows on the southern elevation and shall have proportions matching the respective window openings below. The dormer extensions will have white UPVC window frames with the cheeks finished in white UPVC cladding. Each of the dormers will have a pitched roof finished in brown concrete roof tiles matching the rest of the house.

The proposed extension will provide additional living accommodation in the form of three bedrooms with en-suite facilities, an additional living room, study and playroom split over two levels.

**SITE DESCRIPTION**

The application site comprises a one and half storey detached dwelling set within the south eastern corner of the Gotterstone Drive cul-de-sac.

The application site benefits from front, rear and side garden grounds with a detached double garage located midway along the western boundary. The rear garden located to the south of the dwellinghouse is landscaped as are the eastern garden grounds. The front garden grounds as well as the area of

western garden ground leading to the garage are surfaced in tarmacadam.

The application site is bound to the north, south and west by a 1.5m high brick built wall and to the east by



mature trees and coniferous hedging. There is a small timber shed located in the north eastern corner of the application site.

The existing house has a pitched roof with a box dormer to the rear. The roof is finished in brown concrete roof



tiles and the dormer extension in brown timber cladding and bitumen roofing material. The external walls are finished in grey roughcast. The house has grey UPVC rainwater goods and white UPVC window frames and doors.

The garage has a flat roof with grey roughcast walls to match the existing house.

**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 followed the statutory neighbour notification procedure as stipulated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. Two letters of objection have been received from a neighbouring resident concerned about:

- Use of the existing garage for commercial purposes
- Traffic congestion
- Noise disturbance from car washing
- Road safety
- Loss of daylight

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

## 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.

The proposed extension is considered to comply with the provisions of

Criteria (a) and (d) of Policy 14. This is because the proposed extension is of a similar scale, design and massing as the existing house whereby the roof-shape, ridge and eave lines match. Further, both the extension and the existing house will be finished in matching materials. With regard to the proposed dormer extensions, the roof-shape, scale, massing and location of each dormer enhances the appearance of the existing house without overdeveloping the roofscape. Each dormer extension is positioned directly above the ground floor windows and matches the proportions of the respective window openings. This gives the rear elevation of the extended house a uniform appearance. The proposed extensions will not have a significant impact upon the appearance of the existing house or surrounding streetscape, which is made up of houses of a similar design, scale and finish.

Criteria (b) of Policy 14, requires proposals to respect the privacy and amenity of neighbouring properties. The proposed extension will not significantly overshadow neighbouring properties. This is because the location of the application site in relation to neighbouring properties and a distance of 15m between the extended house and neighbouring houses will prevent issues of overshadowing from arising. Although the proposed extension will give rise to additional first floor north facing windows, the level of overlooking shall be no more significant than existing. This is because there is a distance of only 15m between the existing south facing and north facing windows of 49 and 51 Gotterstone Drive.

With respect to the proposed first floor east facing window that will serve the playroom, a condition requiring obscure glazing will prevent any issues of overlooking from arising should the Committee be mindful to grant planning permission.

With regard to Criteria (c) of Policy 14, the proposed extensions will not take up 50% of the existing usable garden ground. The extended property will continue to benefit from no less than six car parking spaces as well as 360m<sup>2</sup> of usable garden ground.

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:

### Views of the Objector

Two letters of objection have been received from a neighbouring resident. The concerns of the objector are assessed below.

- Use of the existing garage for commercial purposes

The use of the existing garage to store goods associated with the applicant's line of business is not a material consideration in the assessment of this planning application. Planning permission is not required to run a business from home or use domestic premises for the storage of commercial goods. Planning permission is only required to run a business from home when a material change of use has taken place and the use of the premises as a domestic dwelling can no longer be separated from the associated commercial use. In light of the concerns raised, the Case Officer has visited the application site several times without noting any amenity concerns relating to the use of the site.

- Traffic congestion/road safety

The application site currently benefits from no less than six car parking spaces. The proposed extension will not impact upon the existing level of off-street car parking afforded to 49 Gotterstone Drive. Consequently as there is adequate in-curtilage parking to serve six bedrooms, the proposed extension should not give rise to increased pressure on existing on-street parking facilities. Therefore, concerns relating to traffic congestion are not supported.

- Noise disturbance from car washing

The Council's Environmental Health and Trading Standard's Department have not raised any concerns of level of noise disturbance associated with the proposed extension to 49 Gotterstone Drive. Therefore concerns of noise disturbance generated by pressurised jet washing equipment are not considered relevant to the outcome of this planning application. Such equipment is common place in many family homes and is considered to be a domestic appliance.

- Loss of daylight

The impact of the proposed extension on neighbouring properties has been assessed in the Observations section above. The proposals were not considered to exacerbate existing level of overshadowing and therefore this concern is 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 contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed extension is considered to be of a scale, design, massing and finish that will not detract from the character or setting of the existing house or surrounding streetscape.

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## CONCLUSION

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The proposed development complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns 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 The first floor east facing window coloured red on Drawing 449/03b will be obscurely glazed and maintained as such in perpetuity.
- 3 BEFORE WORK STARTS ON SITE, details of the proposed finishing materials shall be submitted to the Council for written approval and thereafter applied in accordance with the plans approved by this planning permission. For the avoidance of doubt, the details submitted should include samples of the

proposed roughcast, paint and roof tiles.

## Reasons

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