

KEY INFORMATION

Ward Lochee

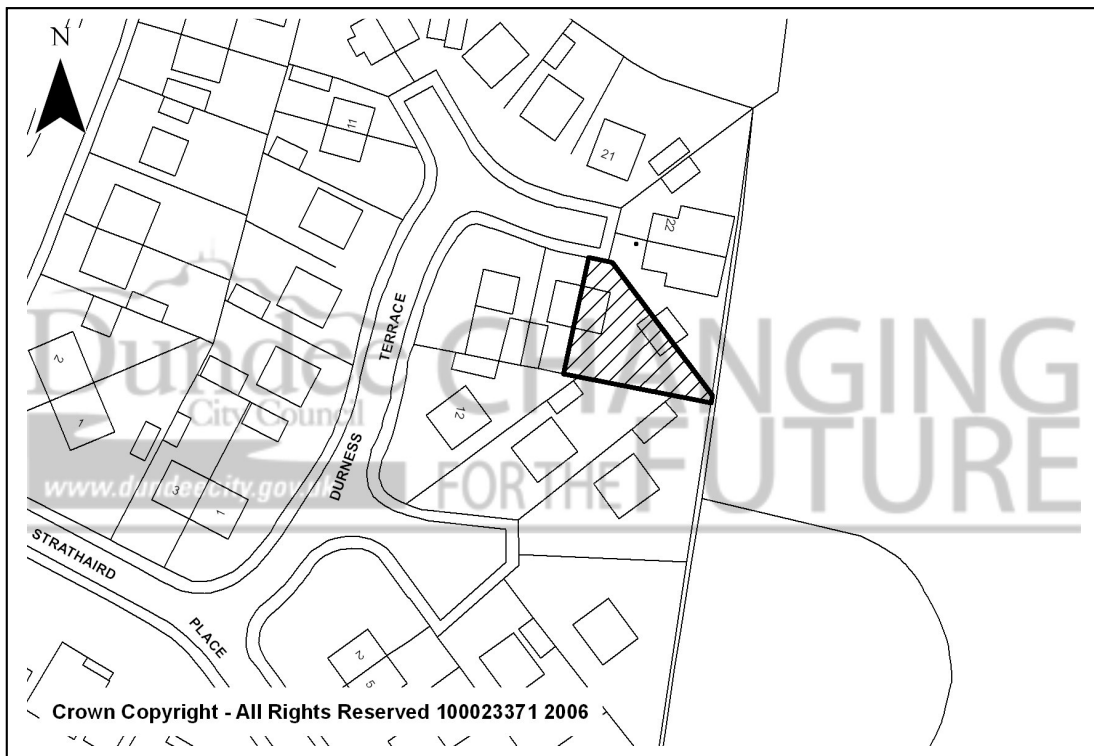
Proposal

Single storey extension to south and east elevations

Address18 Durness Terrace
Dundee
DD2 4XA**Applicant**Mr & Mrs I McInnes
18 Durness Terrace
Dundee
DD2 4XA**Agent**

Registered 12 Feb 2009

Case Officer Eve Jones



Proposed House Extension in Durness Terrace

A single storey extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with the requirements of Policy 14 and the objection is not supported. It is therefore Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension on the rear of the house which will wrap half way around the side elevation. The extension will project 3.25 metres from the rear wall and 4.53 metres from the side wall. The materials will match the existing.
- The property is a semi-detached house at the end of a short cul-de-sac and occupies a relatively large triangular plot with a narrow frontage to the road. There is a single garage which will be retained and off street parking for 2/3 cars which will be unaffected.
- Dundee Local Plan 2005. Policy 14 - Alterations and Extensions to Houses applies.
- One objection was received from the adjoining neighbour on the grounds of overshadowing and severe loss of light. The extension lies to the east and will result in limited loss of morning light to the kitchen. The kitchen is not considered to be a habitable room and the objection is not supported.
- The design and materials match the existing house and are acceptable. There is sufficient garden ground to accommodate the extension and parking provision is retained.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension to the south and east elevations of this property. The extension will be on the rear of the house and will wrap half way around the side elevation. The materials will be render to match the existing with a facing brick base course and the west elevation to the adjoining house will be completed in the same facing brick. The pitched roof will be finished in concrete tiles to match the existing.

The extension will project 3.25 metres from the rear wall and 4.53 metres from the side wall.

SITE DESCRIPTION

The property is a semi-detached house in the well established suburban housing area of Gowrie Park. The property lies at the end of a short cul-de-sac and occupies a relatively large triangular plot with a narrow frontage to the road. There is a single garage which will be retained and there will be a pedestrian access between the garage and the proposed extension to allow access to the rear garden. There is off street parking for 2/3 cars which will be unaffected.

The rear garden is bounded to the south by a high conifer hedge. The site is level and there are no trees affected by the development.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

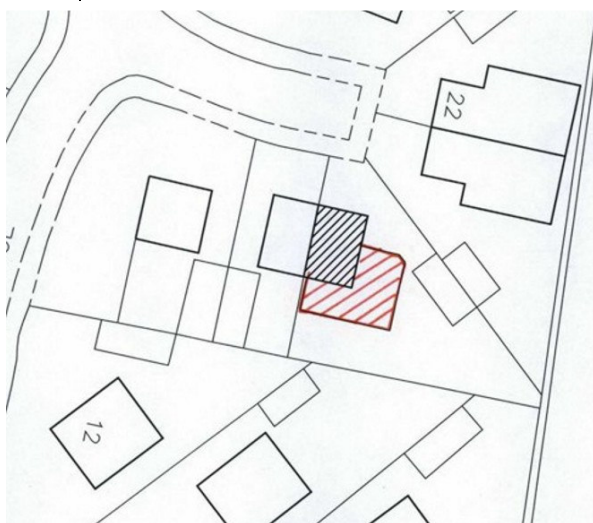
Dundee Local Plan 2005

The following policies are of relevance:

Policy 14 - Alterations and Extensions to Houses.

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.



SOUTH ELEVATION

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history relevant to this application.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one objection was received from the adjoining neighbour on the grounds of overshadowing and severe loss of light. Members will have seen copies of the objection letter. The issues raised are discussed in the Observations section of this report below.

CONSULTATIONS

There were no adverse comments 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.

Policy 14: Alterations and Extensions to Houses - "Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house; and
 - there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
 - more than 50% of the original useable garden area will be retained; and
 - the design and materials respect the character of the existing building."
- a) and d) - part of the extension is visible at the side of the property and is of a design and materials which complement the existing house.

b) - the extension projects 3.25 metres and lies to the east of the adjoining property. It will not result in significant overshadowing of the neighbouring house but there will be some loss of direct sunlight to the kitchen in the morning. The kitchen is not classed as a habitable room.

c) - sufficient usable garden ground will be retained.

It is concluded from the foregoing that the proposal complies with Policy 14 and with the provisions of the development plan.

Other Material Considerations

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

Objection

The adjoining neighbour has objected on the grounds of overshadowing and severe loss of light and has also indicated that access will not be allowed for construction purposes.

The issue of overshadowing and loss of light has been addressed in the Observations above and the objection is not supported. The applicant has amended the plans to show that the side wall to the extension will be finished in facing brick to match the existing base course and this can be completed without requiring access from the adjoining garden.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration such as to justify the refusal of planning permission contrary to the provisions of the development plan.

Design

Design and materials have been considered in the Observations and it was concluded that they were satisfactory.

CONCLUSION

The proposed extension complies with the requirements of Policy 14 and the objection is not supported. It is therefore recommended that planning permission be granted with 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.



Reasons

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