

KEY INFORMATION

Ward East End

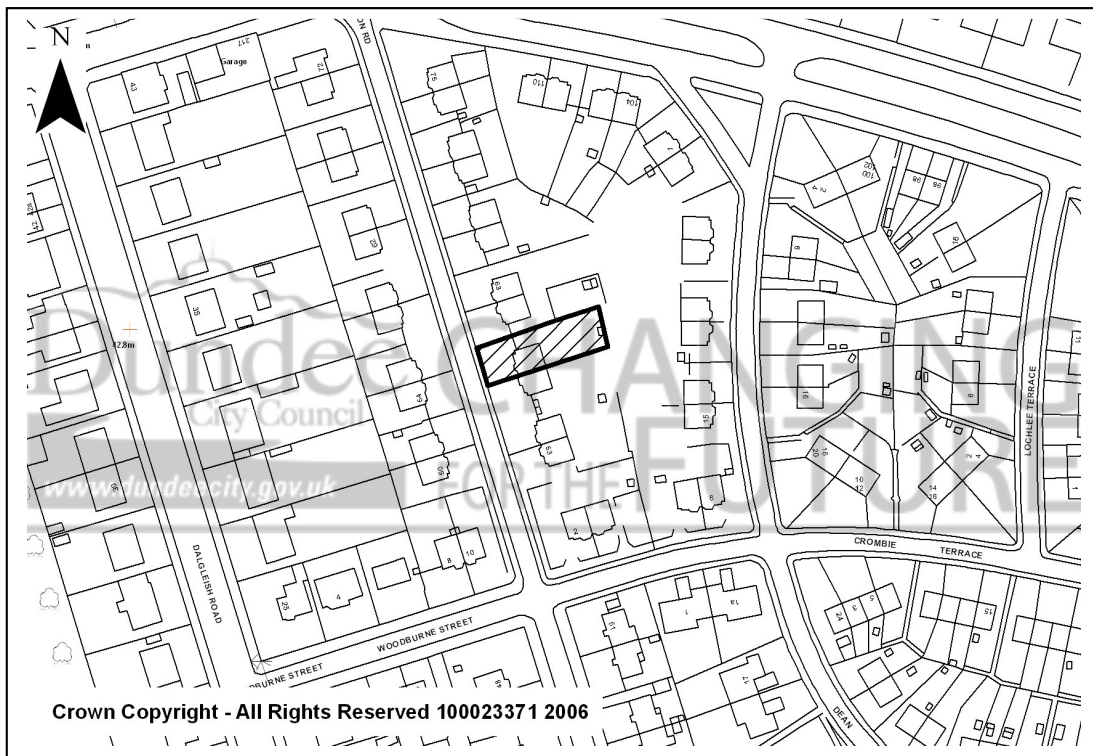
Proposal

Extension to Dwellinghouse

Address59 East Haddon Road
Dundee
DD4 7JZ**Applicant**Mr & Mrs Boyd
59 East Haddon Road
Dundee
DD4 7JZ**Agent**CMD Architectural Services
The Drawing Room
7 Millgate
Arbroath
DD11 1NN

Registered 20 Feb 2009

Case Officer Julie Young



House Extension Proposed In east Haddon Road

An extension to a dwellinghouse is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The objection is not supported in these circumstances. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a 2 storey extension on the north elevation of a property at 59 East Haddon Road.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application.
- One letter of objection was received from a neighbouring resident on the opposite side of East Haddon Road with concerns regarding the appearance of the extension and potential overlooking and loss of privacy.
- It is considered that there will be no loss of amenity for the resident on the opposite side of the street as there is sufficient distance between the two properties to prevent potential overlooking.

DESCRIPTION OF PROPOSAL

The proposal is for a two storey extension on the north elevation of a house at 59 East Haddon Road, Dundee. A family room will be provided on the ground floor and additional bedroom on the upper level. The floorspace is approximately 22m² on each level.

The proposed extension will have white harled walls, slate roof and white Upvc windows to match the existing house. The two windows on the front elevation of the house will match the scale and dimensions of the existing windows on the front elevation. A set of French doors will be located on the rear elevation of the proposed extension.

SITE DESCRIPTION

The application site is located on the east side of East Haddon Road. The property is 2 storey and semi-detached with white harled walls and slate roof. There is a bay window on the front elevation of the house. There are no windows on the south gable of the house to the north. The house to the north has a 2 storey extension on the south elevation and a single storey extension to the rear.

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:

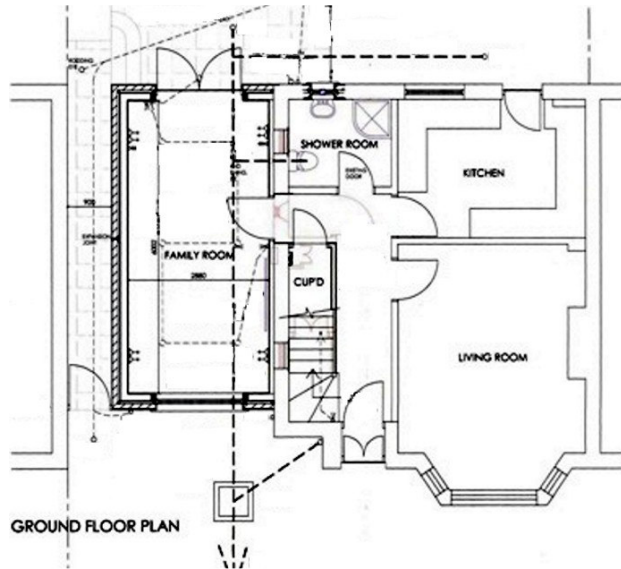
Policy 14: Alterations and Extensions To Houses - proposals to alter or extend existing dwellinghouses will be only be permitted where:

- 1 there is no adverse impact on the appearance of prominent elevations of the house; and
- 2 there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and

- 3 more than 50% of the original useable garden area will be retained; and
- 4 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

A 2 storey extension on the property to the north was granted planning permission on 29 April 2003 (ref: 03/00132/FUL).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident to the west with the following concerns:

- overlooking; and
- loss of privacy

Members will already have seen the letter of objection and the concerns raised 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:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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 of the Dundee Local Plan Review 2005 states that proposals to alter or extend dwellings will only be permitted where there is no adverse impact on the prominent elevations of the house; there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; more than 50% of useable garden will be retained and the design and materials respect the character of the existing building.

The proposed extension is designed to match the existing house in terms of design, height and materials. The extension has been set back 1m from the front of the existing house and so does not detract from the main elevation of the house.

The house to the north has had a 2 storey extension built right up to its southern boundary. There are no windows on the south gable. The proposed extension will be set back slightly further than the neighbouring extension and will not extend beyond the rear line of the building. Therefore it is considered that there will be no loss of privacy. Any loss of sunlight or daylight will occur within the rear garden of the neighbouring property to the north. It is considered that this will be so minimal that it does not merit refusal of the application.

The extension does not use up any of the useable garden space and so the proposal complies with this element of Policy 14. The design and materials respect the character of the existing building. Therefore the proposal complies with Policy 14.

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:

Objection

One letter of objection was received from a neighbouring resident to the west. The concerns of the objector are assessed below.

Overlooking and Loss of Privacy.

The objector's property is some 22m from the proposed extension, with a road and footways between the two properties. It is considered this is sufficient distance to prevent any overlooking into windows of habitable rooms. When new build properties are proposed, the Council, through Policy 4 of the Dundee Local Plan Review 2005, require 18m between any facing windows of habitable rooms. The proposal more than meets this requirement. Subsequently, it is concluded that there will be no loss of

privacy due to the distance between the two properties.

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 of an appropriate scale and design, and will use materials to match the existing house. This is considered acceptable in visual amenity terms, both for the existing property and surrounding area.

CONCLUSION

The proposed development complies with Policy 14 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. There are no other material considerations that would justify refusal of the 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.