

KEY INFORMATION

Ward The Ferry

Proposal

First and second floor extension to north elevation of house

Address

The Knoll
35 Strathern Road
Broughty Ferry

Applicant

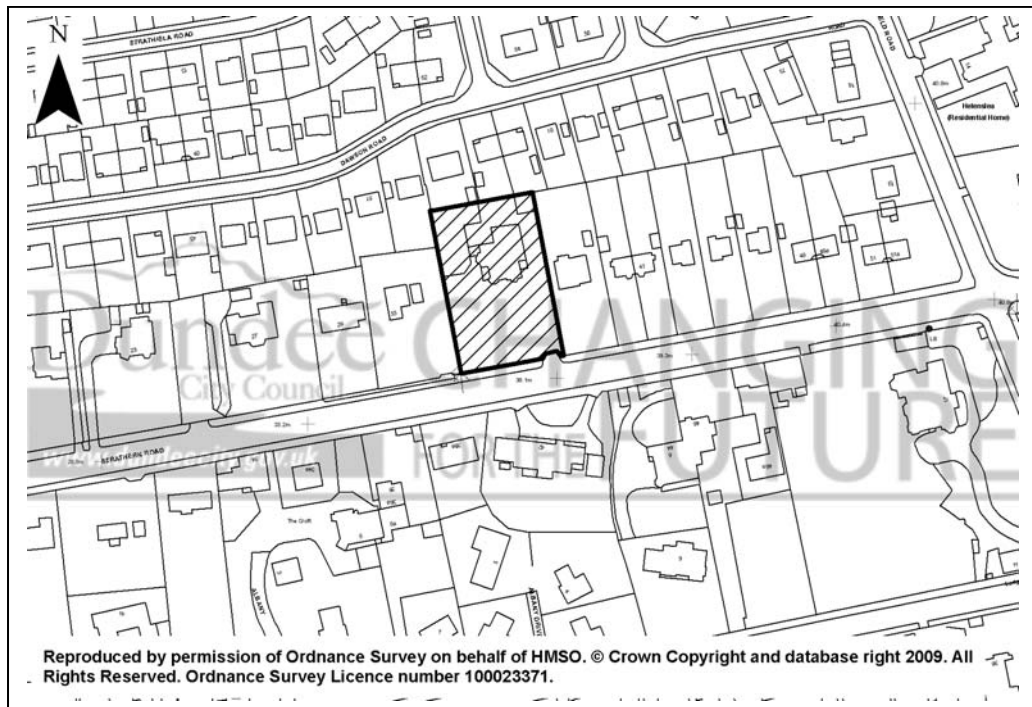
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Registered 13 Jan 2010

Case Officer Paul Macari



Proposed House Extension in Strathern Road

A first and second floor extension to a house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposed extension complies with the requirements of the Development Plan. The views of the Objectors are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission and the application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of an upper floor extension to the northern elevation of the dwelling at The Knoll 35 Strathern Road, Broughty Ferry.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- 7 letters of objection have been received from neighbouring residents. The concerns raised include increase in number of residents occupying the application site, use of the house, road safety, noise disturbance from car movements, overdevelopment of the original house and overlooking.
- The proposed development meets the criteria of Policy 14 of the adopted Local Plan.
- The concerns of the objectors are not supported.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of an upper floor extension to the northern elevation of the dwelling at The Knoll 35 Strathern Road, Broughty Ferry.

The proposed extension will be located on top of the existing access corridor to the swimming pool extension. The proposed upper floor extension is of a traditional design that will replicate the window openings of the existing northern elevation. The proposed extension will provide additional floor space for bedrooms 3 and 4 as well as ensuite facilities for these rooms on the first floor. On the 2nd floor the proposed extension will create additional floor space within an existing attic bedroom. To provide additional lighting into the existing attic bedroom it is proposed to install roof lights into the eastern and western roof planes of the proposed extension.

The proposed extension will be finished in a painted wet dash render and red clay roof tiles to match the existing house. The window openings will be glazed to match the existing windows.

The proposed extension is very similar to the extension proposed by planning application ref: 9/00500/FULL. The only difference being that the 2nd floor French doors and Parisian balcony have been omitted from the current proposals and two roof lights have been incorporated into the roof design of the current proposals to provide additional light to the existing attic bedroom.

This application has received 7 objections from neighbouring residents and therefore requires to be reported to the Development Quality Committee.

SITE DESCRIPTION

The application site is located on the north side of Strathern Road. It is a large detached two storey dwelling set within extensive garden ground with a separate double garage, integral swimming pool and pool room. There is a large front garden with a high (approximately 2.5metres) boundary wall which extends along the south, east and western boundaries. To the

south the application site is bound by a combination of 2.5m high brick walls and hedging.

The existing house, extension and garage have white painted wet dash render walls and red clay roof tiles.



The area of garden ground to the rear of the house is surfaced in mono-block. The existing double garage is located in the north eastern corner of the rear garden while the swimming pool extension is located in the north western corner. The area in between these two buildings is used for car parking. There is a tar-macadam driveway that provides access from Strathern Road along the eastern boundary and terminates at the doors of the existing garage.



There is a height difference of approximately 1.0m between the application site and neighbouring properties to the north. There is an existing 1 - 1.5m high stone built boundary wall separating the application site from neighbouring properties to the north. Between the existing garage and swimming pool extension a 2.0m high decorative concrete block wall has been built 0.5m forward of the northern boundary wall to provide additional privacy to both the applicants and neighbours.

This is a residential area with a mixture of house types and styles.

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) aims to minimise the impact of domestic development on the level of amenity afforded to the host building and neighbouring properties by virtue of scale, massing, design and finishing materials.

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

Planning application ref: 07/00049/FUL sought planning permission for the erection of a dormer extension to the southern elevation and 2 dormer extensions to the western elevation of The Knoll, 35 Strathern Road, Broughty Ferry. This application was approved subject to conditions. This development is partially complete with work on the 2 dormer extensions to the western elevation about to commence.

Planning application ref: 09/00353/FUL sought planning permission for a free standing canopy (car port) to be erected in the rear garden of The Knoll 35 Strathern Road Broughty Ferry. This application was approved subject to conditions.

Planning application ref: 09/00500/FULL sought planning permission for the erection of an upper floor extension to the northern elevation of the existing dwelling at The Knoll, 35 Strathern Road. Planning permission was refused by the Council's Development Quality Committee on 16 November 2009. The reasons for refusal were that the proposed 2nd floor French doors and Parisian balcony would significantly impact upon neighbour's privacy while the scale and massing of the proposed extension when taken in combination with the existing extensions would lead to an overdevelopment of the application site. This application has been appealed to Scottish Ministers.

There are several other planning permissions relating to the application site which have been implemented and are not considered relevant to the current proposals. These include the erection of 2.5m high boundary walls around the application site and the erection of a swimming pool extension.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure. 7 letters of objection have been received from neighbouring residents.

The concerns raised include:

- overdevelopment of the original house;
- increase in number of residents occupying the application site;
- road Safety;
- noise disturbance from vehicle movements;
- overlooking; and
- use of the house.

Members will already have had access to these letters and the points raised are

considered in the Observations Section of this Report.

CONSULTATIONS

No adverse comments have been received from Consultees.



OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

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 upper floor extension to the rear of the dwelling will not impact upon the appearance of the Strathern Road streetscape. This is because the extension has been sensitively located so that it will not be visible from Strathern Road. The existing house is partially visible from Dawson Road to the north of the application site. The proposed extension will be of a traditional scale, massing, design and finish to match the existing house. Therefore the extension will not impact upon the visual amenity of the Dawson Road streetscape.

Although the existing house has been largely extended, the proposed extension is not considered to be an overdevelopment. This is because the proposed extension will complement the existing house in terms of scale, design, finishing materials and proportion with the extension continuing the ridge and eave lines of the existing house.

With regard to Criteria (b) of Policy 14, the proposed extension will not exacerbate existing levels of overshadowing or overlooking of neighbouring properties.

There will be a distance of no less than 15m between the proposed extension and the northern, eastern and western boundaries of the application site. As the highest part of the existing house and the proposed extension will not exceed 9.5m, the existing house and proposed extension will not cast a shadow over neighbouring properties to the north and west of the application site. The property to the east of the application site is already partially overshadowed by the existing house during late afternoon and evening hours. The proposed extension by virtue of position will not add to the level of overshadowing experienced by 37 Strathern Road.

There is a distance of no less than 23m between the northern elevation of the existing house and southern elevation of properties to the north of the application site namely 53- 61 Dawson Road. In accordance with the

requirements of Appendix 1 of Policy 4 (Design of New Housing) of the adopted Local Plan a distance of no less than 18 between facing windows of habitable rooms is required to prevent any infringement of privacy from occurring. As there is a distance of no less than 23m between the 1st floor window of the proposed extension and the south facing windows of neighbouring properties on Dawson Road no significant issues of overlooking will occur.

The proposed 1st floor north facing windows of the extension will serve bathrooms and will be obscurely glazed. Therefore it is unlikely that any issues of overlooking would occur regardless of the proximity of the proposed extension to neighbouring properties. However to ensure that the proposed 1st floor bathroom windows do not give rise to any issues of overlooking a condition requiring the installation of obscure glazing in these windows will be incorporated into the grant of planning permission should the Committee be minded to approve this application.

Criteria (c) of Policy 14, requires extensions to take up no more than 50% of the original usable garden ground afforded to the host property. The existing house has already been extended to take up 16% of the original usable garden ground. The proposed extension will be located on top of the existing entrance corridor to the swimming pool extension and will therefore not increase the footprint of the existing house. The proposals therefore comply with the requirements of Criteria (c) of Policy 14.

It is concluded from the foregoing that the proposals comply with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.

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:

A - Views of Objectors

- Overdevelopment of the existing house

The proposed development has been assessed against Policy 14 of the Dundee Local Plan Review 2005. It has been concluded that the proposed extension is of a scale, design and massing that compliments the appearance of the existing house without compromising the level of amenity afforded to neighbouring properties.

The proposed extension complies with the quantitative requirements of Criteria (c) of Policy 14 and therefore is not considered to overdevelop the application site. This concern is not supported.

- Increase in number of residents occupying the application site.

Areas of Dundee and Broughty Ferry are characterised by large villas set within extensive garden grounds. The application site is a fine example of such a property. The applicant has sought to sympathetically modernise and increase the range of facilities available within his home through the provision of extensions. The proposed extension will not provide more bedrooms but rather seeks to extend existing bedrooms and provide additional bathroom facilities. Therefore, the proposed extension cannot be considered to give rise to an increase in the number of residents occupying the application site.

It should be noted that the number of residents occupying the application site is not material to the outcome of this planning application.

- Road Safety

There is concern by Objectors that the proposed extension will give rise to an increase in traffic entering and exiting the application site to the detriment of road safety. The concerns mainly focus on the existing number of car parking spaces within the curtilage of the application site. The proposed extension will not impact upon the existing level of off street car parking and will not impact upon the amount of traffic entering and exiting the application site.

These concerns are not supported.

- Noise Disturbance

Concern has been expressed that the proposed development will give rise to significant levels of noise disturbance through additional late night and early morning vehicle movements. The proposed extensions will not impact upon the existing level of off street car parking nor will it impact upon the number of vehicle movements late at night or early in the morning.

Should this application be approved there will be increased levels of noise disturbance during the construction phase of development. Although this may impact upon the level of amenity afforded to neighbouring residents the level of noise disturbance generated during construction will be temporary.

Concerns relating to noise disturbance are not supported.

- Overlooking

Concern has been expressed that the proposed extension will give rise to significant levels of overlooking. There will be a distance of no less than 23m between the 1st floor bathroom windows of the proposed extension and neighbouring properties to the north of the application site. Therefore, the proposals are not considered to give rise to additional or exacerbate existing issues of overlooking. However, should the Committee be minded to approve this application, a condition requiring the installation of obscure glass only in the first floor bathroom windows will be incorporated into the granting of planning permission.

- Use of the house

The letters of objection received are of a standard form and wording. The concerns of the Objectors intimate that the existing house at 35 Strathern Road is not used solely as a dwellinghouse. Having visited the application site it is very clear that the premises although extensive are used solely as a

domestic dwellinghouse. There is no planning legislation which restricts the number of family members that can reside at a particular address nor is there any legislation that dictates the number of vehicles an individual can own or garage at their home provided that they are ancillary to the main use of the premises as a dwellinghouse. The concerns of the Objectors in this instance are unfounded and are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations detailed above such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed extension will have a traditional design and finish that blends with the existing house. Given the orientation and location of the application site as well as the topography of Strathern Road and Dawson Road the proposed extension will not impact upon the visual amenity of the respective streetscapes.

CONCLUSION

The proposed extension complies with the requirements of the Development Plan. The concerns of the Objectors are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
- 2 The first floor north facing bathroom windows of the proposed extension hereby approved shall be obscurely glazed and maintained as such in perpetuity.

Reasons

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

- 2 In the interests of safeguarding privacy and residential amenity.