

Erection of a Single Storey Extension

KEY INFORMATION

Ward Coldside

Address

Wellington House
7 Wellington Street
Dundee

Applicant

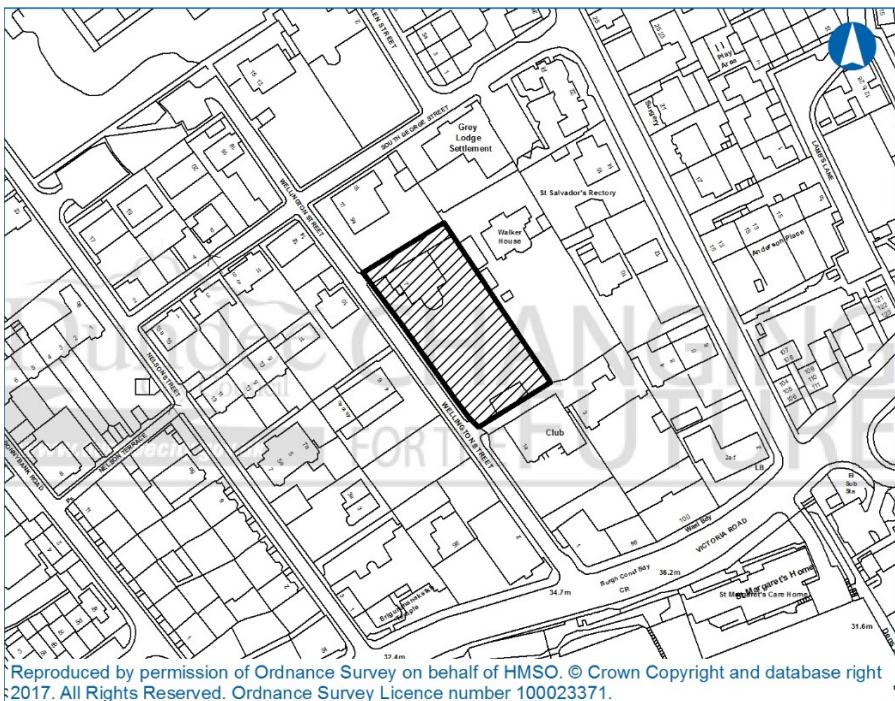
Mr Mohammed Asif
Wellington House
7 Wellington Street
Dundee DD1 2QA

Agent

Gordon Davidson
3 Lawrence Street
Dundee DD1 5QG

Registered 9 Feb 2017

Case Officer Claire Myles



SUMMARY OF REPORT

- The application proposes the erection of a single storey side extension on the east elevation of an existing two storey dwelling house.
- The application was the subject of neighbour notification and no letters of objection were received.
- The application is being referred to the Development Management Committee as the applicant is an elected member.
- Policy 10 of the Adopted Dundee Local Development Plan (2014) is relevant to the determination of the application.
- More details can be found at <http://idoxwam.dundeecity.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

RECOMMENDATION

The proposed development complies with Policy 10: Householder Development of the local development plan and related Supplementary Guidance: Householder Development – Advice and Best Practice. There are no material considerations that would justify the refusal of this application. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

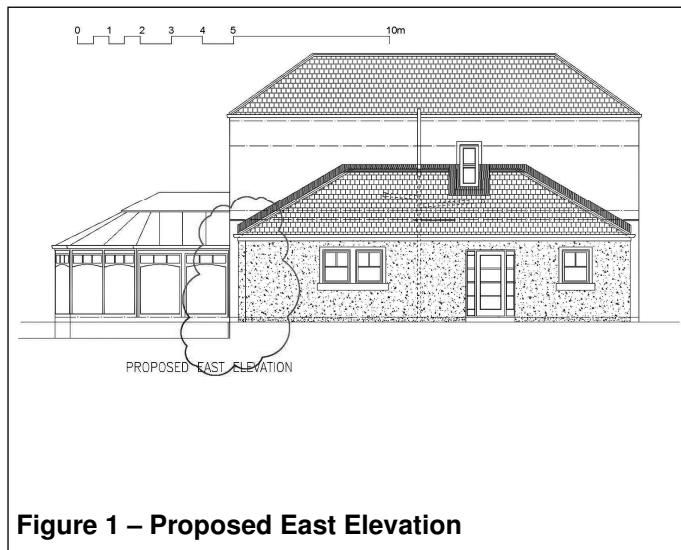


Figure 1 – Proposed East Elevation



Figure 2 – Proposed North and South Elevations

1.1 The proposal is for a single storey extension located on the east elevation of an existing two storey dwelling house. The proposal includes the part demolition of a brick and render finish boundary wall located on the existing vehicular access to the north-east of the dwelling house. The single storey extension is proposed to be finished in materials to match the existing dwelling house.

2 SITE DESCRIPTION

- 2.1 The application site is located on a corner plot on the east side of Wellington Street, to the north of Victoria Road. The application property is two storey with a rubble stone finish and slate roof and a large garden to the south. The property is bounded by a rubble stone wall. To the west of the property is Wellington Street, to the north is a single lane public road providing access to the application site and the neighbouring C-Listed Walker House to the east. The surrounding area is mainly residential.



Figure 3 – Location Plan

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 10: Householder Development

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 90/15254/D – outline consent for erection of 6 houses in two storey block and provision of parking spaces – approved subject to conditions.
- 4.2 90/15680/D – extension to house – approved.

5 PUBLIC PARTICIPATION

- 5.1 The application was the subject of statutory neighbour notification and no objections were received.

6 CONSULTATIONS

- 6.1 No consultations were received.

7 DETERMINING ISSUES

- 7.1 **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.

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 10: Householder Development** - supports development where it:
- 1 does not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials;
 - 2 does not result in significant loss of private/useable garden ground;
 - 3 does not result in a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking;
 - 4 does not have a significant adverse effect on the existing level of parking provision; and
 - 5 the development is consistent with all other policies of the Plan.
- 7.3 The preamble to Policy 10 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2015). The householder guidance advises that extensions should be smaller in scale to the main dwelling house and of an appropriate scale and proportion.

They should not normally be situated to the front of the existing house and should not be over dominant in relation to the existing and surrounding properties.

- 7.4 In respect of Policy 10 criteria, the proposal for a single storey side extension will not have a detrimental impact on the character or environmental quality of the application site or the surrounding area by virtue of size, design and materials. The proposed extension is smaller in scale and proportion to the main dwelling house and is to be situated on the east elevation of the existing dwelling house. In terms of neighbouring properties, the proposed extension will not have a detrimental effect in terms of physical impact, overshadowing or overlooking. Drawings show that the proposed extension is to be finished in materials to match the existing dwelling house. In the interest of visual amenity it is proposed that a condition is attached to any consent granted to request full details of the finishing materials prior to the commencement of development on site. The proposed side extension will not result in a loss of private/useable garden ground which is located to the rear/south of the property. The existing parking provision within the curtilage of the site is located to the east of the dwelling house. The proposed extension will reduce the existing parking provision from 6 spaces to 4 spaces, however, the proposed level of parking provision is deemed to be adequate for the dwelling house. The development is consistent with all other policies of the Plan.
- 7.5 For similar reasons to those set out in the assessment above, the proposal also complies with the Dundee Local Development Plan Householder Development Supplementary Guidance.
- 7.6 **The proposal satisfies Policy 10 and Supplementary Guidance: Householder Development – Advice and Best Practice.**
- 7.7 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

OTHER MATERIAL CONSIDERATIONS

- 7.8 There are no material considerations that would justify the refusal of planning permission.

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is therefore recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 The hard surface within the curtilage should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.
 - 2 Prior to the commencement of work on site, details of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.

REASONS

- 1 To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.
- 2 In the interests of visual amenity.