

**KEY INFORMATION**

**Ward** Lochee East

**Proposal**

Extension to dwellinghouse, formation of vehicular access and erection of gates and railings.

**Address**

3 Harefield Road  
Dundee  
DD3 6TA

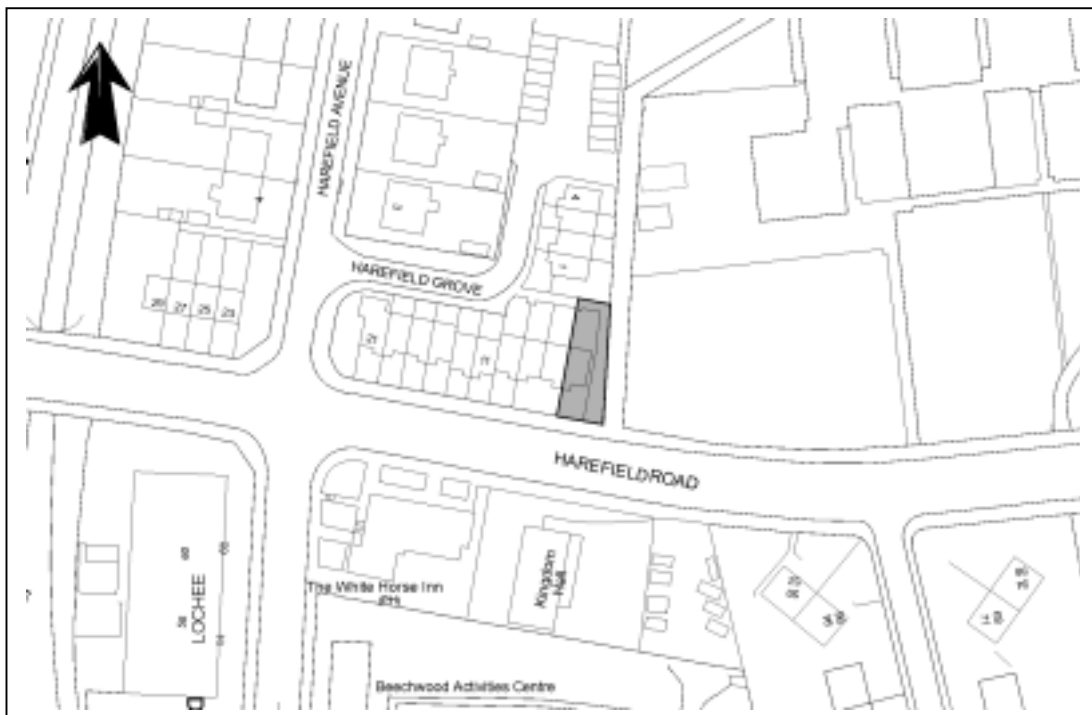
**Applicant**

Mr and Mrs M Cartlidge  
3 Harefield Road  
Dundee  
DD3 6TA

**Agent**

**Registered** 27 Feb 2002

**Case Officer** R Anderson



## Proposed Extension to House in Harefield Road

The extension of a dwellinghouse, including the formation of a vehicular access and the erection of gates and railings is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed development is acceptable in design terms and will lead to the creation of off street car parking spaces. There will be no impact on neighbours or the general appearance of the area. The proposal is therefore recommended for **APPROVAL** subject to the conditions recommended in the report.

**SUMMARY OF REPORT**

- Planning permission is sought for a garage extension to a dwellinghouse, formation of a driveway and vehicular access and the erection of gates and railings. The extension is in keeping with the dwellinghouse in terms of scale and finished materials.
- The extension to the house and formation of vehicular access are acceptable in design terms and will result in the creation of off street parking spaces.
- No letters of representation have been received directly relating to the application proposals. However a separate representation has been made alleging that a former path which ran across the application subjects between Harefield Grove and Harefield Road has been blocked off and enclosed within the curtilage of the application site.
- With regard to the closure of the alleged path which now forms part of the application subjects (and was always part of the ground associated with 3 Harefield Road), it is claimed by local residents that this path was the subject of anti social behaviour and the source of odour nuisance. As there is an alternative route nearby, linking the same places as the previous path, which is easily accessible and will cause minimum inconvenience for the public the loss of the path is not considered so material an issue that planning permission should be refused on this basis.

## DESCRIPTION OF PROPOSAL

It is proposed to add a small lean to extension on the eastern elevation of the dwellinghouse to provide a garage, erect a boundary wall with small railings atop, form a vehicular access crossing over the adjacent footpath and a hard standing in the front garden. The garage will measure 17m<sup>2</sup> in area and will be finished in dry dash roughcast walls with a felt roof.

## SITE DESCRIPTION

The property in question forms the end house of a terrace of 10 located on the north side of Harefield Road, some 60m east of its junction with Harefield Avenue. The house is two storeys in height and finished in a combination of grey harled walls, timber panelling and concrete roof tiles. To the north and west are similar residential properties, to the east is a secondary school and associated grounds with an access path between the properties, whilst to the south is a public house and a religious meeting hall.

## POLICY BACKGROUND

H1 - General policy indicating that residential development will be permitted in residential areas where it does not adversely affect neighbouring residential amenity and is in line with other policies of the plan.

H4 - indicates that extensions to houses will be permitted if they do not adversely affect the appearance of the house, neighbouring residential amenity, they are built in matching materials; would use up no more than 50% of the existing garden ground and will not result in a loss of off street parking.

## LOCAL AGENDA 21

The proposal conforms to key theme 1 of the "Dundee 21 - Planning For Sustainability" in as much as it makes good use of the ground available by providing extra accommodation which will result in the creation of off street parking spaces.

## SITE HISTORY

There is no site history of relevance.

## PUBLIC PARTICIPATION

Statutory neighbour notification has been carried out and no objections have been received regarding the application. However a complaint has been received relating to the alleged blocking off of an access path which it is claimed was running across the application site until recently. It is claimed that the original eastern boundary of the plot in question was some 3m to the west of where it is now ie nearer to the house and the path ran north to south connecting Harefield Grove and Harefield Road.

## CONSULTATIONS

No adverse comments have been received.



## OBSERVATIONS

The proposal regarding the house extension is acceptable in visual terms, as the garage will be finished in similar materials to the house. It is also to be built onto an elevation which fronts onto the adjacent school playing fields and therefore does not have a negative impact on neighbouring residential amenity. The proposed access represents an improvement to the current traffic situation and will allow for up to two off street parking spaces. The inclusion of the railings on top of the wall will bring the overall height of the wall to 1250mm, which does not impact adversely on the appearance of the house when viewed from the road. The proposal conforms to policies H1 and H4 of the Dundee local plan.

With regard to the enquiry about the alleged right of way or public path, which used to cross the site, the proposed extension and driveway are

to be developed over this area. It was discovered some months ago by the applicants that this ground was always part of the application subjects, but the eastern boundary fence of the plot had been erected in the wrong place - some 3m further west. The path, therefore should have been sited some 3m further to the east which would run over an existing access to St Johns High School. There have been claims by both the applicant and nearby residents, that the path as it existed was a cause for concern as it was the source of unpleasant odours and was used by people to congregate resulting in increased noise and anti social behaviour. For these reasons certain local residents are happy to see the removal of the path. From the point of view of public passage there is an alternative public path within 20 - 30 metres which ensures that people will still gain access from Harefield Grove to Harefield Road with a minimum of inconvenience. The loss of the path therefore is not considered to be so significant a consideration to justify refusal of the application on these grounds alone.

## Design

The design of the proposed extension is in keeping with the existing dwelling using similar materials and finishes in its

construction.

## CONCLUSION

It is the view of this department that as the extension and associated works are acceptable and the loss of the alleged path will result in a minimum change in circumstances on the ground, the proposal is acceptable and should be recommended for approval.

## RECOMMENDATION

It is recommended that planning permission 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 That the timber panelling on the north and south elevations of the proposed garage matches the timber panelling on the north and

south elevations of the dwellinghouse.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the appearance of the garage, in relation to the house.