

KEY INFORMATION

Ward Balgillo

Proposal

Erection of sun lounge to South East elevation

Address

15 Kilmaron Loan
Broughty Ferry
Dundee
DD5 3TD

Applicant

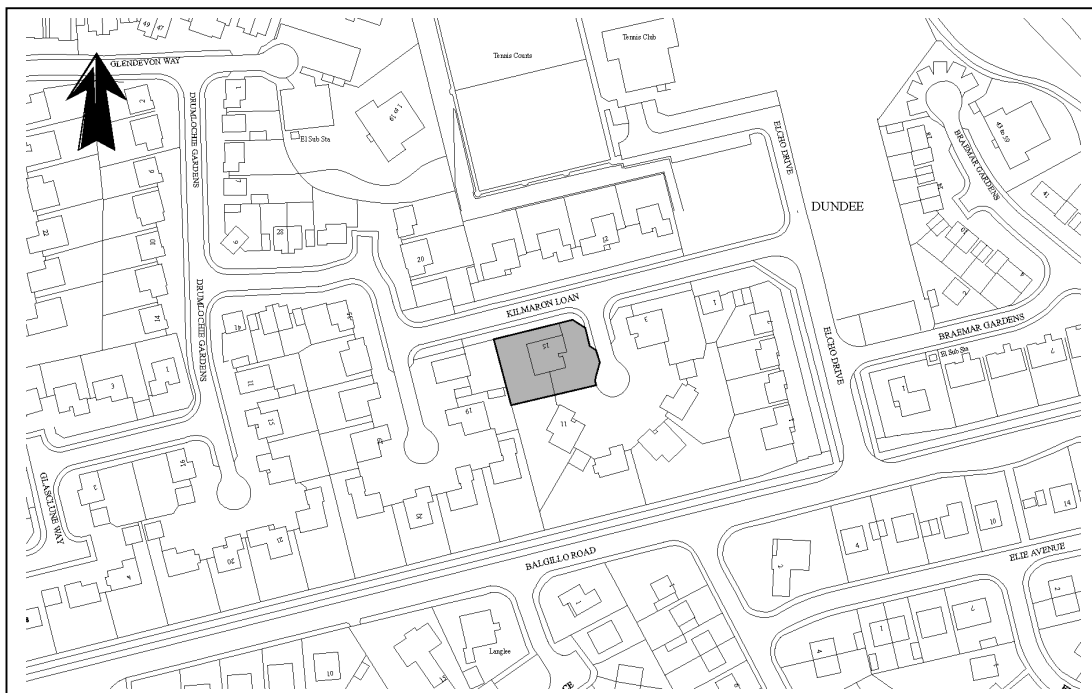
Mr & Mrs R Dunn
15 Kilmaron Loan
Broughty Ferry
Dundee
DD5 3TD

Agent

McKinney Nicoloson
Associates Ltd
3 Tay Terrace
Newport on Tay
Fife
DD6 8AZ

Registered 28 Aug 2002

Case Officer C Walker



Proposed Sun Lounge Extension in Kilmaron Loan

Erection of sun lounge to South East elevation is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development fully complies with Policy H4 of the Local Plan and will not adversely impact on the visual and residential amenities of the area. The application is therefore recommended for APPROVAL.

SUMMARY OF REPORT

- Planning permission is sought to erect a single storey sun lounge extension to the side of the house with a plan area of just over 40 sq. metres. The design and finishing materials of the proposed extension match those of the house.
- Policy H4 of the adopted Dundee Local Plan 1998 sets out guidelines for alterations and extensions to houses.
- Two letters of objection were received claiming that the proposed extension would have a disruptive impact on the design and appearance of the cul de sac, would result in an increase in parking demand in an area that is already congested and would overlook the driveway of the adjoining house to the south.
- The determining issue for the Committee is whether the design, scale and siting of the proposed extension are satisfactory taking into account the guidelines set out in Policy H4 of the Plan and the comments of the objectors.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a single storey sun lounge extension to the side of the house. The proposed extension has a plan area of just over 40 sq. metres and is set back so that its rear wall is continuous with the rear wall of the house. Its east and west elevations contain a large number of windows and the south elevation presents a blank gable to the house to the south and is set back some 1.4 metres from the mutual boundary. The design and finishing materials of the proposed extension match those of the house.

SITE DESCRIPTION

The site comprises a large detached villa in an extensive garden. It is at the entrance of a small cul de sac of 6 houses. The cul de sac has an open character and the houses are of 3 different house types with similar finishing materials and are linked by screen walls.

POLICY BACKGROUND

Policy H4 of the adopted Dundee Local Plan 1998 sets out guidelines for alterations and extensions to houses.

LOCAL AGENDA 21

The Council's Agenda 21 Policies are not directly relevant to the consideration of this application.

SITE HISTORY

Planning permission for this phase of the Balgillo Park development was granted in 1991 - application ref. no. D16257 refers. A second consent was granted to amend the 4 house types at the southern end of the cul de sac (not including the application site) in 1993 - application ref. no. D18277 refers. Neither consent contains any restrictions on the exercise of permitted development rights or indeed any future development at this location.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and 2 letters of objection were received (copies available for inspection in the Members Lounges).

The objectors raise the following issues:

- 1 They consider the cul de sac to be of an exceptionally good design with an open plan aspect and unifying features which would be disrupted by the proposed development.
- 2 Although not a conservation area, they assumed that both Betts as developers and the Council as Planning Authority, would preserve the overall appearance of the area.
- 3 The increase in size of the house will result in an increased parking demand in an area that is already congested.
- 4 Windows in the extension would overlook the driveway of the adjoining house to the south.



These grounds of objection are considered in the Observations Section of this Report.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

OBSERVATIONS

The determining issue for the Committee is whether the design, scale and siting of the proposed extension are satisfactory taking into account the guidelines set out in Policy H4 of the Plan and the comments of the objectors.

Although this is an attractively designed cul de sac with large houses on generous plots, there is nothing exceptional about the character or appearance of the area that would suggest a presumption against development or change. Normal permitted development rights apply which would allow any of the houses owners to construct fairly large

extensions and to alter the character and appearance of the houses. Indeed the fact that the houses and gardens are large would suggest that they could accommodate significant extensions without unacceptably diminishing the area of private garden ground or detracting from the appearance of the area. Clearly if planning permission is required to extend a house then the impact of the extension on the character and appearance of the area needs to be assessed.

In this case it is considered that the design of the proposed extension is appropriate for this location. The proposed finishing materials match the existing house. Its scale and form are in keeping with the existing house. The existing house is large with a floor area of some 275 sq. metres measured over both floors. On a house this large an extension of up to 30 sq. metres would not require planning permission. The proposed extension at some 40 sq. metres is not significantly larger than this. Its siting is in keeping with the layout of the area being set back from the front building line of the house to a position slightly forward of the screen wall linking the house to the adjoining house to the south.

It will not have a dominant appearance being single storey in height with a hipped roof and being set back from the front building line of the house. The windows on the proposed extension face east towards the public road or west into the applicant's private garden. There are no windows on the south facing elevation of the extension. The proposed extension will not lead to any unacceptable overlooking of adjoining properties. The occupiers of the house to the south are concerned that the east facing windows of the extension will overlook their driveway. This driveway is currently visible from the public road and from most of the houses in the cul de sac. Policy H4 only precludes extensions which significantly affect the privacy enjoyed by the occupants of adjoining property. In this case there will be no impact whatsoever on private garden ground and the fact that windows may overlook a front driveway which is already clearly visible from the road and other properties is not considered to be a significant infringement of privacy.

The extension will not impact on the degree of daylight or sunlight enjoyed by adjoining occupants, being single storey in height and to the north of the nearest house. It will occupy just 11% of the private garden area to the rear and side of the house, leaving some 320 sq. metres of ground for the enjoyment of the occupants of the house. Despite the concerns of the objectors, it is considered that the extension will not lead to parking difficulties. The extension will increase the size of the house by only some 14.5% and will not in anyway affect the existing parking provision (a double garage and 2 parking spaces in front of it).

In these circumstances it is considered that the proposed development fully complies with Policy H4 of the Local Plan and will not adversely impact on the visual and residential amenities of the area.

Design

The design of the proposed extension is appropriate for this location and its scale and form are in keeping with the existing house.

CONCLUSION

The proposed development fully complies with Policy H4 of the Local Plan and will not adversely impact on the visual and residential amenities of the area.

RECOMMENDATION

It is recommended that planning permission 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.