

**KEY INFORMATION**

**Ward** Balgowan

**Proposal**

Erection of a single garage to the side of the dwelling house

**Address**

61 Ambleside Terrace  
Dundee DD3 0DB

**Applicant**

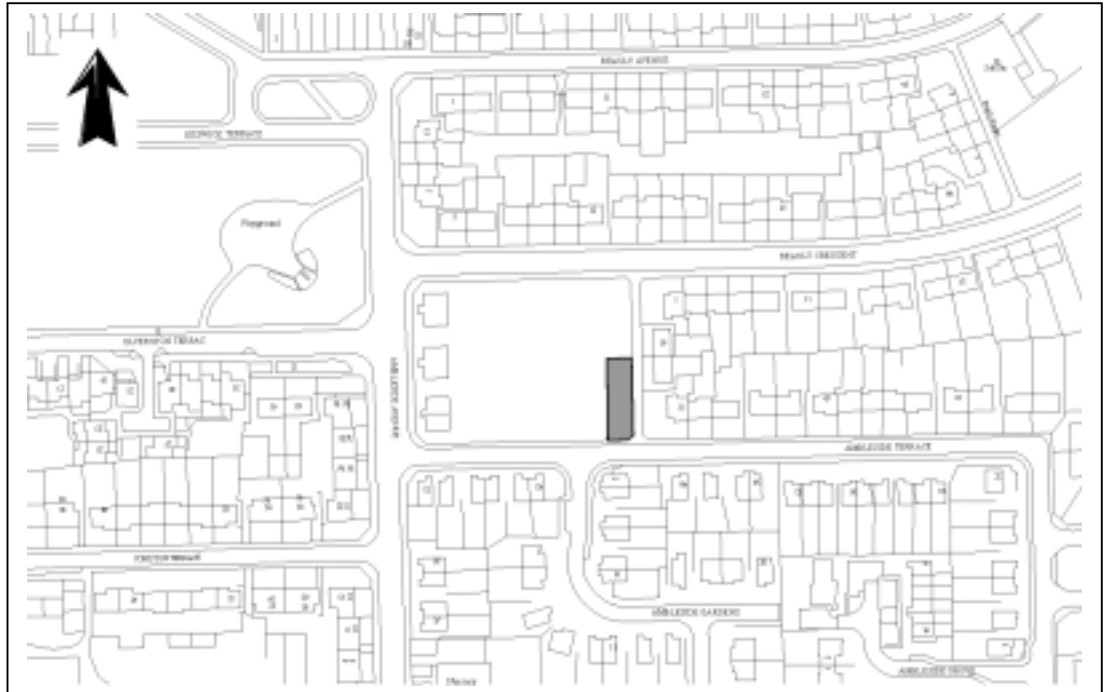
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**Agent**

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**Registered** 24 Jan 2003

**Case Officer** D Gordon



## Proposal for new garage in Ambleside Terrace

The Erection of a single garage to the side of the dwelling house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal seeks permission to erect a domestic garage on the east elevation of new semi detached dwellinghouse. The design of the structure is considered acceptable within this residential area. The proposal will not detract from the environmental quality of the local residents. The application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- This report considers an application for the erection of a domestic garage on the east elevation of a new dwellinghouse located within a residential area.
- The application details are considered to meet the requirements of the relevant development plan policies relating to alterations and extensions to houses in that the amenities of the local residents will not be prejudiced by the development.
- A local resident has submitted a letter of objection to the proposal. This objection raises issues relating to the impact the proposed development will have on the environmental quality of the local area.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a garage on the east side of a semi-detached, two-storey dwellinghouse.

The new structure will measure approximately 3.20m x 6.00m and will be 3.80 at its highest point. The garage will accommodate a mono pitch roof. The proposed finishing materials are drydash roughcast (walls) and concrete roof tiles.

Access into the site is to be taken from Ambleside Terrace.

## SITE DESCRIPTION

The application site is located on the north side of Ambleside Terrace and forms part of a new housing development. A footpath, which links Ambleside Terrace to Beaully Crescent, runs along the eastern boundary of the site. Existing residential properties are located to the east side of this footpath, with the nearest of these being located approximately 10m distant.

The existing dwelling is semi detached and is two storeys in height. The finishing materials are red and buff facing brick and cream roughcast walls. The roofing tiles are red in colour.

The surrounding area is predominantly residential in character

The concrete base of the garage was evident at the time of visiting the site.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues,

noise or smell and where they are in accordance with the policies and proposals found elsewhere in the Plan.

Policy H4 - Infill development and alterations and extensions to houses will normally be approved provided that the appearance of the house and the surrounding area is not adversely affected. Approval is unlikely to be granted where the siting and the scale of the extension significantly affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of the adjoining property and where materials, style and form are alien to the existing building.

Policy H10 - (Interim Review 2001). This policy offers design guidance on new build developments within residential areas. In particular the



guidelines encourage the provision a garage or a space for a garage within the curtilage of dwellings located within the suburban area of the city

### Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

### Finalised Local Plan Review

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses. This policy reflects the requirements and terms of Local Plan policy H4 above.

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

## LOCAL AGENDA 21

Local Agenda Key Theme 15 is of relevance to the consideration of the application and seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that given the location and appearance of the proposed garage, the aims of Key Theme 15 are achieved.

## SITE HISTORY

00/24924/D - Erection of 12 Houses - Approved 28/11/2000.

## PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. One letter of objection has been received from a local resident who is located to the north east of the application site. The objector has raised several issues relating to the development of the area for new housing. However, more specifically he has raised concerns about the base of the garage being in place prior to any permission being granted and also that the approval of this garage will result in similar structures being erected within the curtilages of other dwellings within the new housing scheme.

Comments on the relevant issues raised can be found in 'Observations' below.

## CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. No adverse comments have been received.

## 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 H1 - presumes in favour of developments in residential areas where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell.

The proposed garage is an appropriate land use within the curtilage of the existing dwelling and due to its location, siting and design, the structure will not significantly affect the environmental quality currently enjoyed by the local residents. In this respect, the proposal is considered to be in accordance with the requirements of Policy H1.

Policy H4 - advises, inter alia, that alterations and extensions to houses will normally be approved provided the appearance of the house and the surrounding area is not adversely affected. In this instance the appearance of the garage is appropriate for the area and the scale of the structure will not significantly affect the degree of sunlight, daylight or privacy enjoyed by the occupants of adjoining property. In this respect, the proposal adheres to the terms of Policy H4.

Policy H10 - This policy offers advice on design guidance on new build developments within residential areas. With regard to off street parking, the guidelines require that all tenures within the suburban area of the city should make provision for 1 space per dwelling within the curtilage and at least half of the dwellings should have a garage or a space for a garage. This proposal achieves the requirements of this policy.

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:

- 1 Finalised Local Plan Review - Policy 14: Alterations and Extensions to Houses. The proposed development does not adversely impact on the appearance of prominent elevations of the house, does not result in the loss of daylight, sunlight or privacy to the occupants of neighbouring properties, does not impact on the useable size of the existing garden and is of a design that respects the character of the existing area. In this respect, the development is considered to be in accordance with the requirements of the Policy 14.
- 2 Local Objection - With regard to the objection submitted by the local resident, his property is located some 15 metres (approx.) to the north east of the site of the new garage. His dwelling directly overlooks the rear garden area of the application site and it is considered that, due to the location of the proposed garage, the amenity of the objectors property will not be adversely affected by virtue of any loss of daylight, sunlight or reduction in privacy. With regard to the precedent that this proposal will set for the approval of similar structures in this residential area, any future planning applications for new garages will be dealt with on the individual merits of the proposal submitted for consideration.

There are no other material considerations that are of direct relevance to the application.

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 new garage will support a mono-pitch roof and will be finished in materials to match the existing dwellinghouse. The design of the structure is typical of other garages approved for residential areas located

throughout the City. The proposal will not detract from the visual quality of surrounding area.

## CONCLUSION

The proposal involves the erection of a small domestic garage attached to a new semi-detached dwellinghouse that is located within a recently completed housing development. The location, siting, design, scale and appearance of the structure are all considered acceptable in this instance. In addition, the proposal will not adversely impact on the environmental quality currently enjoyed by local residents by virtue of a reduction in sunlight, daylight and privacy. Accordingly, as the proposal is considered to be in accordance with the requirements of the development plan, the application is recommended for approval with conditions.

## 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