

KEY INFORMATION

Ward Balgillo

Proposal

1.5 storey gable extension to form garage with bedroom above including en-suite facilities

Address

39 Strathbeg Place
Broughty Ferry
Dundee DD5 3HQ

Applicant

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Agent

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Registered 14 Mar 2003

Case Officer J Finlay



Dormer Extension Sought in Strathbeg Place

The 1.5 storey gable extension to form garage with bedroom above including en-suite facilities is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed extension fully complies with the Policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. The design is considered acceptable and it is considered that the proposal will not detract from the residential amenity of surrounding neighbours. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a 1.5 storey extension to form a garage on ground floor level and a bedroom with en-suite facilities on the upper level.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the application. This Policy seeks to protect residential amenity from the adverse impact of alterations and extensions to houses. Policy 14 of the Finalised Dundee Local Plan Review is a material consideration and reiterates the former policy.
- Two letters of objection were received from neighbouring residents stating concerns about impact on amenity, loss of light, adverse effect on surrounding area and streetscene.
- It is considered that the proposal is in accordance with Policy H4 of the Dundee Local Plan 1998 and is unlikely to have an adverse impact on the amenities enjoyed by neighbouring residents. Appropriate conditions will ensure that the boundary wall along the east elevation is rebuilt.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 1.5 storey extension on the east elevation to provide a garage on the ground floor and bedroom with en-suite facilities on the upper level. There is an existing single storey, flat roof garage which will be demolished. The extension will be finished in facing brick, render and tiled roof to match the existing dwelling. The approximate floor area of the ground level is 23sqm and the upper level will be approximately 16sqm.

SITE DESCRIPTION

The application site is located on the north side of Strathbeg Place. It is a 1.5 storey semi-detached house with render, facing brick, tiled roof and semi-detached dormer on the front elevation. There is a covered porch area at the front of the house. A brick boundary wall approximately 0.5m high is located along the east boundary. There is an attached garage on the east elevation, which is built on the boundary and forms part of the boundary wall between the two neighbours. There is a landing window on the upper level of the neighbouring house at no.37 and a bathroom window at ground floor level. There is a single storey extension on the back of the dwelling and double dormer.

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:

H4: Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. Approval is, however, unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property; where

the materials, style and form are alien to the existing building; and where more than 50% of the original garden ground would be lost.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 14: Proposals to alter or extend existing dwellinghouses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and



- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

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

The key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe, clean and pleasant environments and places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

Planning permission was granted on 11.8.1993 for alterations and an extension to the rear elevation.

Planning permission was granted on 21.5.1992 for the erection of a front entrance porch.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received from neighbours to the east and south of the application site. The main points of objection relevant to planning are the potential adverse impact on amenity due to loss of light and the adverse visual effect on the surrounding area and streetscene. Other objections were raised such as encroachment onto property, refusal of access onto premises for building or maintenance work and loss of view. These are not valid considerations for planning purposes.

Copies of the letters are available for viewing in the Members' Lounges

CONSULTATIONS

The relevant Council Departments and other bodies were consulted and no adverse comments were 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 proposal is for a 1.5 storey extension on the east elevation and two letters of objection were received from neighbouring residents.

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 H4 specifies that extensions will be permitted provided the appearance of the house and surrounding area is not adversely affected. The extension will be designed and finished in materials to match the existing dwelling. Although it will be built onto the east boundary, the adjacent dwelling to the east is 4m from the boundary. The proposed extension will not extend beyond the rear elevation of the dwelling and so the extension will not have an adverse impact on the rear garden of no.37. The scale and orientation of the extension will not significantly affect the degree of sunlight, daylight or privacy enjoyed by occupants of adjoining property.

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:

Finalised Dundee Local Plan Review

Policy 14: Alterations and Extensions to Houses. The proposed development does not adversely impact on the appearance of the house, does not result in the loss of residential amenity for neighbouring residents, does not result in the loss of garden ground and is an appropriate design as discussed above. Taking all the above into account, it is considered that the proposal complies with Policy 14.

Objections

Objections were raised by neighbours to the east about loss of light. It is doubtful whether there will be any considerable loss of light as the

extension will be to the west of the neighbour's house and the garden area is at the back. There may be minimal loss of sunlight in the late evening in the summer months, however this is not considered enough to justify refusal of the application. Due to the orientation of the properties there is overshadowing on the west side of no.37 at present. Another neighbour on the opposite side of Strathbeg Place raised an objection about loss of view and the adverse visual impact on the street scene. Loss of view is not a valid planning objection and it is considered that the extension will blend in appropriately with the existing dwelling due to its design and use of materials to match the existing dwelling.

The applicant submitted supporting information for the application, which indicates the proposed foundations and they will not impact on the mutual boundary wall to the east. Photographs were also submitted showing similar extensions in the surrounding area and which blend in suitably with the dwellings and surrounding area.

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 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 extension will be finished in a design and materials to match the existing dwelling. The proposal will not detract from the visual quality of the area.

CONCLUSION

The proposal involves the erection of a 1.5 storey extension on the east elevation. The scale, design and appearance are considered acceptable for this residential location. The proposal will not adversely impact on the environmental quality enjoyed by local residents. It is considered that the proposal is in accordance with the requirements of the development plan and there are no material

considerations that would justify refusal of the application contrary to the provisions of the development plan. Therefore the application is recommended for approval subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:-

- 1 During the construction of the proposed extension shall be repaired and made good by the applicant to the satisfaction of the Council and prior to the completion of the development.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the visual amenities of the locality.