

KEY INFORMATION

Ward Riverside

Proposal

Erection of dormer to south elevation of dwelling house

Address

30 Invergowrie Drive
Dundee
DD2 1RF

Applicant

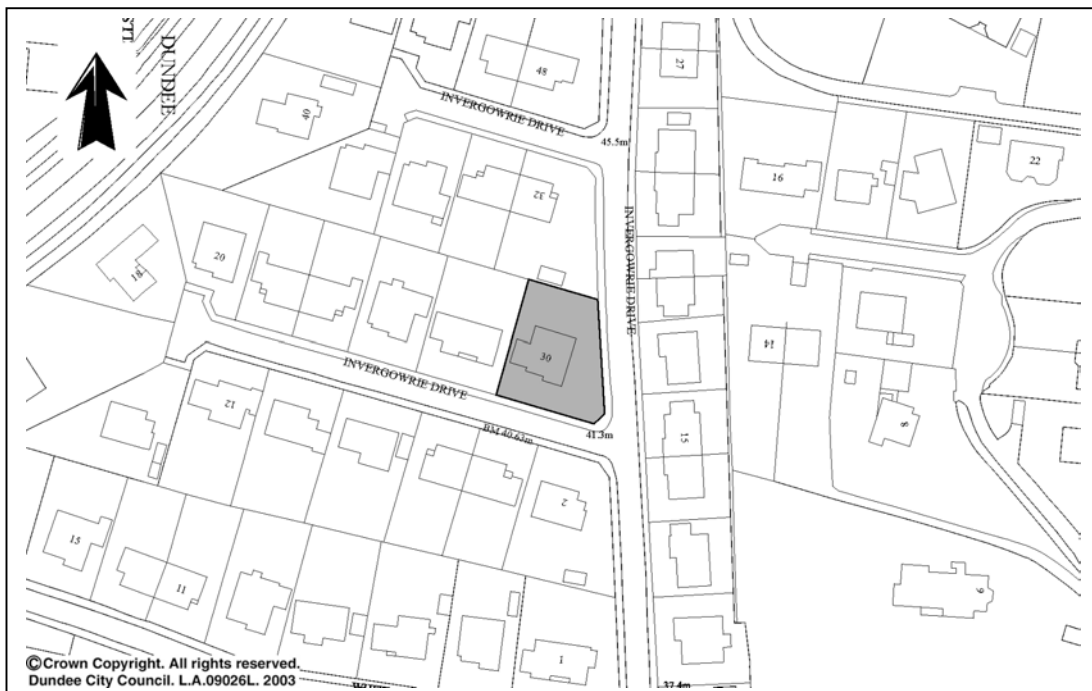
Mr R McClaughlin
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Agent

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Dundee DD2 2EU

Registered 13 August
2003

Case Officer Eve Jones



The Erection of a dormer is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dormer is considered to be well designed in accordance with the appearance of the house and will not be detrimental to the character of the surrounding area. It fully accords with Council policy. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a dormer extension on the front (south) elevation of the bungalow at 30 Invergowrie Drive.
- The development must be considered in terms of Policy H4 of the Dundee Local Plan and Policies 14 and 55 of the Finalised Local Plan Review.
- An objection has been received from a neighbour objecting to the impact of the proposed dormer on the appearance of the house and the character of the surrounding area. The objection cannot be supported.
- It is considered that the design of the dormer is in accordance with Council policy and respects the character of the existing dwelling. The materials are also in accordance with the existing.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of a dormer window on the front (south) elevation of 30 Invergowrie Drive. The dormer will extend the lines of the existing hipped roof to form a pitched roof using matching rosemary tiles. The ridge will not project above the existing roof ridge. The south elevation of the dormer will be rendered in a colour to match the existing house.

SITE DESCRIPTION

The application site is a traditional detached bungalow on a corner site on the west side of Invergowrie Drive. The general area slopes down from north to south. The house is dry dash render with brick detailing and rosemary tiles. The area is a well established residential area of detached and semi-detached bungalows and houses set in mature gardens. There are several front dormer windows on nearby properties but they are all flat roofed box type structures.

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 H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. The materials, style and form should match the existing building.

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 - Alterations and Extensions. These will only be permitted where there is no adverse impact on the appearance of prominent elevations of the house and the design and materials respect the character of the existing building.

Policy 55 promotes good design standards.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Government's Policy on Architecture 2001 and Designing Places 2001 emphasise the importance of design in the planning process.

Non Statutory Statements of Council Policy

The Council's Urban Design Guide is of relevance.



LOCAL AGENDA 21

Key Theme 13 Places, spaces and objects combine meaning and beauty with utility and Key Theme 15 Diversity and local distinctiveness are valued and protected.

SITE HISTORY

There is no planning history of relevance.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. One objection was received from a neighbour to the rear on the grounds that the dormer is out of character and detrimental to the appearance of the area. Loss of privacy from a proposed velux window was also cited but the

velux is permitted development which does not require planning permission. The objection will be considered in the Observations below.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 H4 supports alterations and extensions to houses provided the appearance of the house and surrounding area is not adversely affected. The materials, style and form should match the existing building. The design of the dormer extends the sloping hipped

roof to the east and the west to form a pitched roof dormer. The pitched roof does not project above the existing ridge and uses matching materials.

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 Local Plan Review Policy 14 - Alterations and Extensions. These will only be permitted where there is no adverse impact on the appearance of prominent elevations of the house and the design and materials respect the character of the existing building. As detailed above, the design and materials respect the existing house and are acceptable.

Policy 55 promotes good design standards and the proposal is acceptable.

The Government's Policy on Architecture 2001 and Designing Places 2001 and the Council's Urban Design Guide emphasise the importance of design in the planning process. The dormer has been designed to complement the existing house.

Objection. The objection from a neighbour to the rear objects to the impact which the proposed dormer will have on the character of the house and the whole of the surrounding area. The objector notes the other dormers in the area which are out of character and argues that no further deterioration should be permitted. As detailed above, this dormer is quite different from the unsympathetic box dormers on other properties as it respects the design and materials of the existing. The objection cannot be supported.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The design of the dormer complements the roof structure of the existing house and the materials match the existing.

CONCLUSION

The design and materials of the proposed dormer are acceptable and the application is recommended for APPROVAL subject to conditions.

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

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997