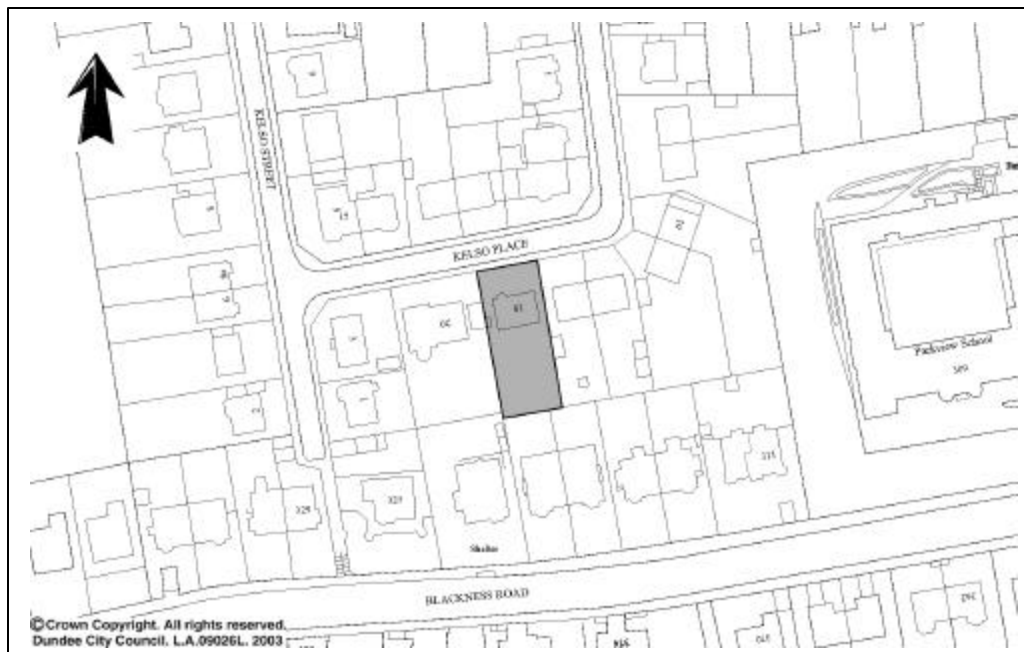


KEY INFORMATION**Ward** Riverside**Proposal**

Addition of two dormer windows

Address18 Kelso Place
Dundee
DD2 1SL**Applicant**Mr And Mrs Perrie
18 Kelso Place
Dundee
DD2 1SL**Agent**Reid And Creig
Chartered Architects
41 Reform Street
Dundee
DD1 1SH**Registered** 24 Sept 2003**Case Officer** R Anderson

New Dormer Windows Proposed in Kelso Place

Two dormer windows are **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

(After amendment) it is considered that the dormer extensions to the dwellinghouse are acceptable in terms of appearance and residential amenity and conform to development plan policy. Therefore no material considerations to warrant a refusal and therefore approval is recommended.

SUMMARY OF REPORT

- An application has been received for two dormer extensions to the front and rear roof planes of the above dwellinghouse. The box dormers are to be finished in lead sheet and, in the case of the southern dormer, incorporate full length doors and a safety railing.
- Two letters of objection have been received. The issues raised relate to the appearance of the dormers and the impact on residential amenity/privacy of the full length dormer.
- The application was considered previously by committee and it was decided that amendments to the rear dormer should be sought to ensure neighbouring residential amenity is not detrimentally affected. This has been achieved to the degree that the objectors are now satisfied with the proposal.
- It is considered (after amendment) that the dormers are not out of keeping with the appearance of the dwellinghouse and the remainder of the street and they are unlikely, by virtue of their siting, scale and the positioning of the safety rail, to have a negative impact on neighbouring residential amenity. In this respect the proposal is in conformity with the local plan and accordingly approval is recommended.

DESCRIPTION OF PROPOSAL

It is proposed that two dormer windows be installed into the north and south roof planes of the above property. The dormers are box in shape and measure some 6m² (south) and 4m² (north). They are both to be finished in lead sheet. The dormer to the north (front elevation) is to have three windows, whilst the one to the south will house two full length side windows and two French doors. A safety rail is also to be installed which protrudes some 0.2m (after amendment) from the plane of the doors, a reduction of 300mm from the previously proposal. The doors and windows are to be timber and finished in white.

SITE DESCRIPTION

The detached bungalow is situated on the south side of Kelso Place some 90m from its junction with Jedburgh Road. Surrounded on all sides by other residential properties the bungalow is finished in a four sided piended roof with dry dash rendered walls.

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 - Protection of Amenity

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan 2003

The following policies are of relevance:

Policy 14 - Alterations and Extensions to Houses

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

Key Theme 12 - indicates opportunities for culture, leisure and recreation should be readily available to all.



SITE HISTORY

There is no site history relevant to this application.

PUBLIC PARTICIPATION

2 letters of objection have been received. The main issues arising are the appearance of the dormers in relation to the roof and the full length rear dormer having the potential to impact on neighbouring residential amenity. These points will be addressed in the Observations section of the report.

CONSULTATIONS

No adverse comments have been received regarding the application.

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

H4 - Protection of Amenity

It is considered that the appearance of the dormers are not out of place on the slate roof. The use of lead as an external material is complementary to slate and is used on many roofs for flashings and guttering etc. The square nature of the dormers or "box" form is fairly crude architecturally. However they are of a scale and in a position within the roof planes where there are sufficient margins around all the edges of the roof to ensure that they are incorporated into the roofscape rather than dominating it with little reference to the original roof. The use of full length glazing to the south elevation is supported, given the benefits of solar gain. The "balcony" that goes with these doors is in fact a safety rail which is required for building

control purposes. It is considered that this rail is not necessarily there to enclose a substantial external space which could be the source of impact on neighbouring residential amenity and overlooking. However there is a distinction to be made between an area clearly intended for recreational purpose where one could have a table and chairs and be in situ for long periods of time and an area left over as a result of a safety rail. The former in such a location could be classed as a potential invasion of neighbouring privacy. However in this case the safety rail is now only 0.2m from the plane of the doors and is provided for safety reasons. It is considered that the position of the railings does not provide an additional recreational area that will overlook neighbouring properties but more of a small necessary extension of the bedroom floorspace. It is unlikely to be an area where one would reasonably expect someone to stand for long periods. In addition to this neighbouring

properties are located some 6-8m to both sides of the dormer and both with buildings and landscaping on the boundaries. Although this does not create a visual barrier it does contribute to the occurrence of direct overlooking of both neighbouring properties being an unlikely event.

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:

Policy 14 - Alterations and Extensions to Houses

Similar considerations are given to this policy as policy H4 above.

The points raised by the objectors

The points raised by the objectors have been largely covered in H4 above but in summary it is considered that the appearance of the dormers is acceptable in this varied residential area and the southern dormer is considered to be of a scale and design which does not lend itself to external recreation and is unlikely to lead to an unacceptable degree of overlooking and impact onto neighbouring properties.

Since the above was written the report has been considered by the Development Quality committee and it was decided to defer a decision on the application pending an improvement to the design of the rear balcony. Council agreed with the objectors that this balcony protruded excessively and could provide an area which would allow the applicants to overlook neighbouring premises to the detriment of their amenity. The applicants made amendments to the proposal showing the balcony protruding only 200mm from the windows of the dormer (still required for maintenance and cleaning purposes) a reduction of 300mm on the previous proposal. This amendment was discussed with the objectors and they are satisfied that the alterations will not now detrimentally impact on their residential amenity.

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 design of the dormers is in keeping with many others in the street in terms of siting and scale. The positioning of the dormers within the roofscape is also acceptable as it ensures a sufficient margin around the dormers to be incorporated into the roofscape and not to dominate it without good reference to the original roof. The use of lead sheet as the external finish is complementary to the slate roof and a common roofing material.

CONCLUSION

It is considered that the dormers are in keeping with the appearance of the dwellinghouse and are consistent with other examples in the street. The scale and positioning of the dormers are unlikely to be a source of negative impact on neighbouring residential amenity. In view of these considerations approval of the application is recommended.

RECOMMENDATION

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

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

Reason

- 1 The development hereby permitted shall be commenced within five years from the date of this permission