

KEY INFORMATION

Ward Riverside

Proposal

Extension to south and east elevation of dwelling house

Address

15 Clayhills Drive
Dundee
DD2 1SG

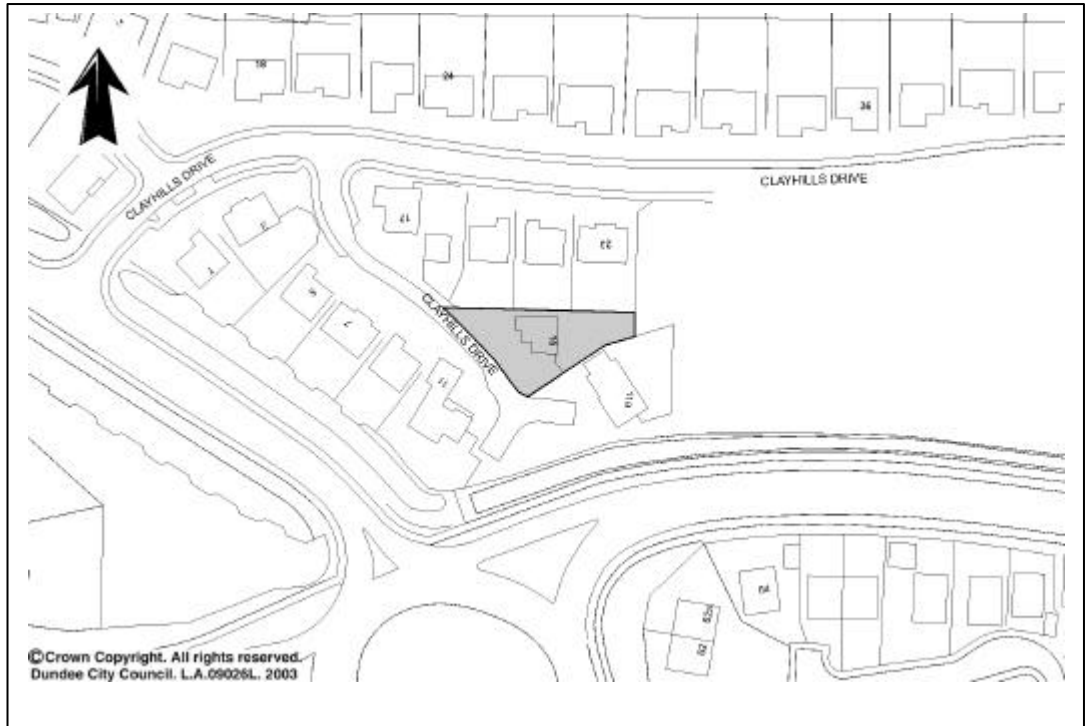
Applicant

Mr Sajad Nazir
15 Clayhills Drive
Ninians View
DUNDEE
DD2 1SG

Agent

Registered 9 February
2004

Case Officer D Gordon



Proposed House Extension in Clayhills Drive

Extensions to a dwelling house are **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is unacceptable in terms of Policy H1 and Policy H4 of the Dundee Local Plan and there are no material considerations that would justify approval in these circumstances. Therefore the application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a conservatory and a 2-storey extension on the east and south elevations of a detached dwelling house located on the east side of Clayhills Drive. The 2-storey extension will provide a lounge at ground floor level and an en-suite bedroom at first floor. The finishing materials will match those of the existing house.
- Policy H1 and Policy H4 of the Dundee Local Plan and Policy 1 and Policy 14 of the Finalised Dundee Local Plan Draft are relevant to the proposed development. They state that developments will be supported where the design is acceptable and where they do not adversely affect the environmental quality enjoyed by local residents.
- 3 letters of objection to the proposals have been received together with a letter of representation. The stated concerns relate to design, scale, a reduction in privacy, overshadowing and car parking.
- It is considered that the design of the 2-storey extension will dominate the surrounding area and will result in an unacceptable loss of amenity for adjoining residents. This objection is supported and the application is recommended for refusal.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey extension on the south side of a two storey dwelling and the provision of a conservatory on the east elevation.

The two-storey extension will have a lounge at ground floor level with an en-suite bedroom at first floor level. The extension provides windows on all 3 main elevations with the south elevation accommodating large picture windows at both ground and first floor levels. The proposed finishing materials of the extension are to be roughcast and facing block walls and grey concrete roof tiles all to match the existing house.

The proposed conservatory is to be constructed of white PVC with a facing block base course to match the house.

SITE DESCRIPTION

The application site is situated on the east side of Clayhills Drive that forms part of a larger residential development located to the south and south west of Ninewells Hospital. Perth Road and Ninewells Avenue are located to the south of the site. The south side of the site slopes slightly in a north to south direction.

The surrounding land uses are predominantly residential in character with the dominant design feature being two-storey housing. However, a small single storey dwelling, located at a lower ground level, is evident on the south east side of the application site.

The application property is a two-storey dwelling house that is finished in roughcast and facing block walls and grey roof tiles. The house accommodates open garden ground to the west and south with an enclosed garden area to the east ie the rear. Vehicular access into the site is taken from the public road to the west.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

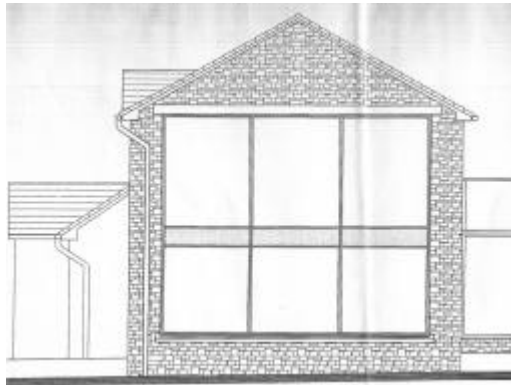
There are no policies relevant to the determination of this application.

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 they are in accordance with the policies and proposals contained elsewhere in the Local Plan.

Policy H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house



and the 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 and off street parking provision reduced.

Proposal HS46 - This relates to the development of a site located to the north Ninewells Avenue for residential purposes. This site has now been developed.

Policy ENV5 - Any development proposed within Wildlife Corridors must make suitable provision for nature conservation, taking account of the scale and type of development and characteristics of the Wildlife Corridor.

Dundee Urban Nature Conservation Subject Local Plan 1995

The following policies are of relevance:

Policy WC01 - The terms of this policy are reflected in Local Plan policy ENV5 above.

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 14: Alterations and Extensions to Houses. Proposals to alter or extend existing dwelling houses will only be permitted where there is no adverse impact on the appearance of the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties, more than 50% of the original garden area will be retained and 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

Key Theme 13 is relevant and states that places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no recent planning history for this site that is of direct relevance to this application.

PUBLIC PARTICIPATION

The applicants have carried out the statutory neighbour notification procedure. Three letters of objection to the proposal from local residents have been received together with a letter of representation from the developer of the housing development within which the application site is located. The main issues raised relate to:-

- 1 the proposed scale of the 2-storey extension is out of character with the remaining houses in the surrounding area
- 2 the proposed 2 storey extension will adversely impact on the environmental quality enjoyed by local residents by virtue of a reduction in privacy, overlooking, overshadowing, increase in noise and pressure on current parking arrangements in the cul-de-sac.
- 3 The proposed window on the south elevation is inappropriate in design terms by virtue of its size in relation to the existing house and those houses in the surrounding area.

Copies of these objections are available for viewing in the Members Lounges. In addition, comments on the main issues raised are to be found in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted and 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 of the Dundee Local Plan 1998 states that within predominantly residential areas, 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 and smell.

The proposal submitted for consideration involves the erection of a 2-storey extension on the south elevation of a 2-storey house in addition to a new conservatory proposed on the east elevation. The 2-storey extension will provide for a new lounge at ground floor level and an ensuite bedroom at first floor level. The proposed finishing materials ie roughcast, facing block and grey roof tiles will all match those of the existing house.

The application details relating to layout and parking and traffic movement issues are considered to be acceptable. It is further considered that there are no noise or smell issues associated with this proposal.

With regard to design, the proposed conservatory on the east elevation will not adversely impact on the external appearance of the existing house. The new 2-storey extension will match the design details of the existing house being pitched roof in appearance and being finished in identical materials. The south elevation of the new extension will accommodate 2 large picture windows at both ground and first floor levels. It is considered that these window details are out of character, in terms of size, scale and appearance, with the other houses located in area and consequently should be resisted. The impact of these windows on the environmental qualities of the adjacent occupiers is considered under the terms of Policy H4 below. The proposal is considered to be contrary to Policy H1 by virtue of the design of the south elevation of the 2-storey extension.

Policy H4 states that extensions will normally be approved provided that the appearance of the house and the

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 50% of original garden ground would be lost and off street parking provision reduced. It is considered that the materials, style and form of the extension are consistent with the characteristics of the existing house. In addition, the garden ground provision of the property would not be significantly reduced and the parking arrangements for the building and the local area would not be prejudiced by the proposals.

However, while the scale and form of the 2-storey extension is consistent with the details of the existing house, the impact of the new structure on the streetscape would be considerable. It would form an overpowering visual end stop to the view eastwards along the cul-de-sac and would physically dominate the adjacent buildings to the detriment of the appearance of the area. This is particularly the case with the single storey house situated to the south side of the application site. It is clear that the scale and location of the proposed extension will dominate this single storey house, due in part to the differences in ground levels, resulting in the outlook from the main rooms of the property being severely prejudiced to the detriment of the enjoyment of the occupiers. It is also considered that the extension, due to its height and scale, would reduce the daylight / sunlight into the main west facing rooms of this house. It is further considered that the size and scale of the proposed picture windows in the south elevation of the extension will adversely impact on the privacy of the adjacent occupiers located to the south and south west of the site. Consequently, the proposal is considered to be contrary to Policy H4 of the Plan.

Policy ENV5 requires that any development within this Wildlife Corridor must make suitable provision for nature conservation taking account of the scale and type of development and the characteristics of the Corridor. It is considered that the scale of the proposed development is minimal and that the terms of the policy are not

relevant in this instance. This is also the case with regard to Policy WC01 of the Dundee Urban Nature Conservation Subject Local Plan

It is concluded from the foregoing that the proposal does not comply 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

It is considered that the terms of Policy 1 (Vibrant and Sustainable Communities), Policy 14 (Alterations and Extensions to Houses) of the Finalised Dundee Local Plan Draft are accurately reflected in Dundee Local Plan policies H1 and H4 above and consequently, the same conclusions are offered.

Objections.

It is considered that the issues that have been raised by the objectors that relate to mainly to design and impact, have been discussed and discharged above.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

Design

The design of the proposed 2storey extension will generally match the details and features of the existing house. However, the size and scale of this new structure, due in part to varying land levels, will dominate both the streetscape of the cul-de-sac and the single storey house located to the south. In addition, the window design of the proposed south elevation of the extension will be out of character with the remaining houses within the estate.

The appearance of the proposed conservatory to be located on the east elevation of the building is considered acceptable.

CONCLUSION

It is considered that the proposed 2 storey extension on the south side of

the house is contrary to Policy H1 and Policy H4 of the Dundee Local Plan due to the adverse affect the structure will have on the visual amenity of the surrounding area and the detrimental impact on the environmental qualities currently enjoyed by the surrounding occupiers. There are no material considerations that would justify approval of the application in these circumstances.

The applicants have been made aware of the various issues of concern relating to their proposals. However, despite several meetings to discuss the design implications of the application, the submitted plans have remained unaltered.

RECOMMENDATION

It is recommended that planning permission be refused for the following reasons:-

Reasons

- 1 The proposal is contrary to Policy H1 and Policy H4 of the Dundee Local Plan 1998 as the design of the south elevation of the 2-storey extension is inappropriate, the extension, due to size and scale, would dominate the local streetscape and there would be an unacceptable loss of amenity for adjoining occupants by virtue of overshadowing and a reduction in daylight / sunlight and privacy. There are no material considerations that would justify approval of the application contrary to these development plan policies.
- 2 The proposal is contrary to Policy 1 and Policy 14 of the Finalised Dundee Local Plan Draft as the design of the south elevation of the 2-storey extension is inappropriate, the extension, due to size and scale, would dominate the local streetscape and there would be an unacceptable loss of amenity for adjoining occupiers by virtue of overshadowing and a reduction in daylight/sunlight and privacy.