

KEY INFORMATION

Ward Brackens

Proposal

Extension to side of house

Address

2 Sidlaw Court
Dundee
DD3 9RZ

Applicant

Mr M Anderson
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DD3 9RZ

Agent

Registered 2 July 2004

Case Officer D Gordon



Proposed Extension to House in Sidlaw Court

An Extension to the side of the house is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is considered to contravene the relevant development plan policies relating to alterations and extensions to houses by virtue of poor design.

The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a single storey, flat roof extension on the north west elevation of a detached dwelling house located on the east side of Strathmartine Road.
- Policy H4 of the Dundee Local Plan 1998 is relevant to the consideration of the application. This seeks to protect both visual and residential amenity from the adverse impact of poor quality alterations and extensions to houses. Policy 14 of the Finalised Dundee Local Plan Review, which re-enforces Policy H4, is a material consideration.
- There have been no objections submitted by members of the public. The application is reported to Committee at the request of the local Member.
- Due to the adverse impact of the proposed extension on the appearance of the existing building and the surrounding area, the development is considered to be contrary to Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. There are no further considerations of relevance that would justify setting aside these policies and consequently, the application is recommended for refusal.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension on the north west elevation of a detached dwelling. The new structure will be flat roof in design, will measure approximately 8.5m x 4.7m and will be finished in dry dash render to match the existing house. The extension will provide new lounge accommodation.

SITE DESCRIPTION

The site is contained within a small cul-de-sac of houses that is located on the east side of Strathmartine Road. The property is a 1.5 storey dwelling finished in render (walls) and concrete roof tiles. The surrounding new houses in the cul-de sac accommodate a variety of pitched roofs that combine to determine the characteristics of this small residential development. In a wider context, new houses are evident to the west with open land located to the north and east.

The site of the application is located at the north end of the cul-de-sac. The property fronts onto and is positioned very close to Strathmartine Road. The house accommodates a small amount of private usable garden ground. The north and west sides of the site are bounded by block walls and wooden fences.

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:

Housing Policy 4: Alterations and extensions to houses will normally be approved provided the appearance of the house and the surrounding area is not adversely affected. Approval however is 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

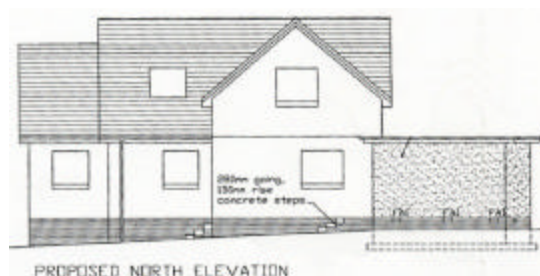
There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses. Proposals to alter or extend existing dwelling houses will only be permitted where:

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



- b there is no significant loss of sunlight, daylight and / or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden ground 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

The following policy statements are of relevance:

LOCAL AGENDA 21

Key Theme 13 is relevant to this application and states that places, spaces and objects should combine meaning and beauty with utility. It is considered that the proposed development is contrary to the aims of this Key theme by virtue of inappropriate design.

SITE HISTORY

The house was granted planning permission as part of a development of 10 houses that was approved by this Council on 29.06.1999 (01/25123/D refers).

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. There have been no objections submitted to the proposals

CONSULTATIONS

No adverse comments have been received from any of the statutory consultees.

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 involves the erection of a single storey extension on the prominent north west elevation of a 1.5 storey dwelling house located on the east side of Strathmartine Road. The extension will be finished in materials to match the existing house.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above

Housing Policy 4 of the Dundee Local Plan 1998 specifies that extensions to houses will be permitted 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 adversely impact on the environmental quality of the surrounding occupants, where the materials, style and form are alien to the existing building and where more than 50% of the original garden would be lost.

The proposed finishing materials will match those of the existing house and consequently are considered acceptable. In addition, it is clear from the submitted plans that the development will not adversely impact on the sunlight, daylight and / or privacy of the surrounding occupiers.

However, it is considered that the design, massing and style of the proposed extension are inappropriate in this particular location. The applicants have proposed a large new lounge that will measure approximately 8.5m x 4.7m that will be located on a very prominent position on the north west elevation of the existing 1.5 storey house. This elevation is particularly evident when viewed from Strathmartine Road on entering the city from the north. The extension will accommodate a flat roof that is out of character with the appearance of the existing property and is contrary to the pitched roof design characteristics that are to be found within the rest of the Sidlaw Court development. In addition, this pitched roof detail is further evident in the houses located on the frontage of the new residential development located to the west. It is clear that the design of the extension will detract from the appearance of the house and the surrounding area due to its design, massing and style and this is considered to be contrary to Policy H4 of the Plan.

The proposed extension is to be located in an area of the garden that overlooks an area of open ground to the north. This is perhaps the most private and useable area of ground to be found within the curtilage of the house. The small and restricted area to the west side of the building is located adjacent to the busy Strathmartine Road and the curtilage land to the east is overlooked by an adjacent dwelling. It is considered that the proposal will result in an overdevelopment of the site resulting in the loss of a considerable amount of private useable

garden space within the curtilage of the property. The remaining garden ground would fall below the 120 sq m. of private useable space required for new housing in the suburban areas of the city by Policy H10 of the Dundee Local Plan.

The applicants have been advised of the above concerns relating to design, massing, style and loss of garden ground. The applicants have advised that it is their opinion that the proposed design is acceptable and appropriate for the area and have indicated that the application should be determined as submitted. Consequently, no amendments or alterations to the plans have been submitted for consideration.

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:

Policy 14 of the Finalised Dundee Local Plan Review reflect the terms of Policy H4 of the Dundee Local Plan and consequently, the same conclusions are offered.

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 proposed extension will be finished in materials to match the existing building. However, the design in terms of scale, size, massing and position is considered to be detrimental to the visual appearance of the existing property and the surrounding area.

CONCLUSION

The proposal involves the erection of a flat roof extension on a prominent elevation of a 1.5 storey dwelling located close to and on the east side of the Strathmartine Road. The design, scale, location and appearance of the proposed extension will have a detrimental impact on the appearance of the existing building and the surrounding area.

The applicants have been advised of these concerns. No amendments or alterations have been submitted for consideration. Consequently, as the proposal fails to meet the requirements of Policy H4 of the Dundee Local Plan and Policy 14 of the Finalised Dundee Local Plan Review, the application is recommended for refusal.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason(s):-

Reason

- 1 The proposed development is contrary to Housing Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. It is considered that given the design, size, massing, location and style the proposal would have an adverse impact on the visual appearance of the existing house and the surrounding area. There are no material considerations that would justify departing from the policies of the development plan and the Finalised Dundee Local Plan Review in this instance.