

KEY INFORMATION

Ward West Ferry

Proposal

Extensions to existing dwelling house to form garage, kitchen & bedroom

Address

24 Blake Avenue
Broughty Ferry
Dundee DD5 3LH

Applicant

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Agent

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Registered 21 July 2004

Case Officer J Finlay



Proposed House Extension in Blake Avenue

Extensions to the existing dwelling house to form garage, kitchen & bedroom is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the Development Plan and there are no material considerations that would justify the refusal of the development.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for extensions on the north and west elevations of 24 Blake Avenue to provide a kitchen and garage on the ground floor and a master bedroom and store on the upper level.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review, which seek to protect residential amenity, are relevant to the determination of this application.
- Two letters of objection were received from neighbouring residents stating concerns about overshadowing, loss of light, appearance and design of extension.
- It is considered that the proposed extensions are acceptable and will not adversely affect the residential amenity enjoyed by neighbouring residents. Therefore the application is recommended for **APPROVAL** subject to conditions.

DESCRIPTION OF PROPOSAL

Planning permission is sought for extensions on the north and west elevations of 24 Blake Avenue to provide a garage with store above on the west elevation and kitchen with master bedroom above on the north elevation.

The extensions will be finished in a dry dash render and tiled roof to match the existing house.

SITE DESCRIPTION

The application site is located on the north side of Blake Avenue. The dwelling is a detached bungalow with dry dash render and tiled roof. There are three velux windows on the front elevation and one on the back. There is a 1.8m high block wall and fence along the rear boundary. A wall less than 1m high runs along the west boundary and a garage belonging to the neighbouring property. There are single storey houses to the east and west and 2 storey semi-detached houses to the north. Garages belonging to the houses to the north are located immediately to the north of the rear boundary.

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 Review

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 15 is relevant to the consideration of this application and seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that the proposal complies with this aim.



SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received from neighbouring residents to the north and west (copies are available for inspection in the Members Lounges). The objectors are concerned about overshadowing, loss of light, loss of privacy and appearance of the extension in comparison to surrounding properties. These concerns are addressed in the Observations Section of this Report.

CONSULTATIONS

No adverse comments were 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:

- 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 seeks to ensure that alterations and extensions do not detrimentally affect the appearance of the house and surrounding area. The Policy indicates that consent 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.

It is considered that the extensions will blend in appropriately with the existing building. They are designed to match the house and are of an appropriate size and scale. There will be no impact on privacy as there are no windows on the north and west facing gables of the proposed extensions and in addition all upper floor windows are small velux windows.

In terms of any potential overshadowing or loss of light, the western extension is adjacent to windows on the east facing gable of the house immediately to the west. This extension is much smaller than the existing gable of the house and in addition the windows on the neighbouring house relate to a kitchen and bathroom and are fitted with obscure glass. It is therefore considered that it will cause no unacceptable overshadowing or loss of light.

The extension to the north is directly opposite garages relating to houses on sites to the north. Taking into account the size of the proposed northern extension, the distance from the

extension to the houses to the north and the presence of these garages, it is considered that it will cause no unacceptable overshadowing or loss of light.

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 reiterates the advice given in Policy H4 of the Dundee Local Plan 1998. It is considered that the proposal complies with this policy for the same reasons as discussed in connection with Policy H4 of the Adopted Plan above.

Objections

Two letters of objection were received from residents to the north and west who are concerned about overshadowing, loss of light and loss of privacy. The concerns of the objectors about these matters have been fully addressed in the consideration of the proposed development under Policy H4 of the adopted Local Plan. It was concluded that the design and scale of the proposed extensions are satisfactory and that there would be no unacceptable overlooking, overshadowing or loss of light as a result of the proposed development. One of the objectors is also concerned about the impact of the western extension on a mutual boundary wall. The decision on this application cannot impinge on any legal rights which may exist at this location. However there is an issue in that it is proposed to roughcast the new gable wall at this location. This is only possible if access is provided by the adjoining occupiers. It is therefore proposed to attach a planning condition to ensure that a satisfactory finish is provided for this gable should access be denied.

It is concluded from the foregoing that insufficient weight can be accorded to the grounds of objection such as to justify the 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 extensions will be designed and use materials to match the existing house which are considered acceptable.

CONCLUSION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review and there will be no adverse impact on the residential amenity enjoyed by surrounding residents. Therefore 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
- 2 details of a finishing material for the western gable of the proposed garage/store extension shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. For the avoidance of doubt this proposed finishing material should be capable of being implemented in circumstances where access to the adjoining property to the west is denied.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that an attractive finish to this elevation can be achieved in the interests of visual amenity