

KEY INFORMATION

Ward Pitkerro

Proposal

2 storey extension on north elevation

Address

16 Valgreen Court
Dundee
DD4 8XL

Applicant

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DUNDEE DD4 8XL

Agent

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Registered 23 July 2004

Case Officer J Finlay



House Extension Proposed in Valgreen Court

A 2 storey extension on the north elevation 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.

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

SUMMARY OF REPORT

- Planning permission is sought for a 2 storey extension on the north elevation of 16 Valgreen Court to provide a sitting room and playroom on the ground floor and a bedroom with en-suite facilities on the upper storey.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review are relevant which seek to protect residential amenity.
- One letter of objection was received from neighbouring residents stating concerns about loss of privacy.
- It is considered that the proposed extension is 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 a 2 storey extension on the north elevation of 16 Valgreen Court to provide a sitting room and playroom on the ground floor and bedroom with en-suite facilities on the upper storey.

The extension will be finished in facing brick, roughcast render and tiled roof to match the existing house.

SITE DESCRIPTION

The application site is located on the east side of Valgreen Court. The dwelling is a 2 storey semi-detached house with red and brown facing brick, white roughcast render and tiled roof. There is a driveway on the north elevation and a 0.5m high timber fence along the north 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 one letter of objection was received from neighbouring residents to the north west who are concerned about loss of privacy (copy available for inspection in the Members Lounges). 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:

- 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 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 extension will blend in appropriately with the existing building. It is located 25m from the neighbouring property to the north west which is well beyond the standard distance of 18 metres which is considered to ensure a reasonable standard of amenity. Therefore it is considered that there will be no loss of privacy for residents to the north west and the proposal complies with Policy H4.

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 of this Plan 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

One letter of objection was received from residents to the north west who

are concerned about loss of privacy. This matter has already been considered in the analysis of the proposed development in the context of Policy H4 of the adopted Local Plan. It was concluded that there would not be an adverse impact on the privacy of these neighbours and it is therefore considered that the objection does not hold sufficient weight to merit refusal of the application.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations 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 extension 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 the finishing materials 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

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to ensure that the proposed development has a satisfactory external appearance in the

interests of the visual amenities of the area.