

KEY INFORMATION

Ward Brackens

Proposal

Extension to north west elevation of dwelling house

Address

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Dundee
DD3 9RZ

Applicant

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Agent

Registered 10 March
2005

Case Officer D Gordon



Single Storey Extension Proposed for Detached House in Sidlaw Court

The extension to north west elevation of dwelling house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is considered to be in accordance with the policies of the development plan and there are no material considerations that would justify refusal of this application contrary to the plan.

The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought for a single storey, pitched 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 policy 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, that re-enforces Policy H4, is a material consideration.
- An objection to the proposed development has been submitted by a local resident. The terms of this objection relate to the adverse impact of the proposed extension on the visual appearance of the house and surrounding area, the reduction of sunlight and daylight to adjacent properties and the reduction of garden space within the curtilage of the existing building.
- It is considered that the proposal will not adversely impact on the appearance of the existing house or the surrounding area and will not detract from the environmental qualities enjoyed adjacent occupiers. The application is recommended for **APPROVAL** subject to conditions.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension on the northwest elevation of a detached dwelling. The new structure will be pitched roof in design, will measure approx. 8.5m x 4.7m and will be finished in materials 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 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 close to Strathmartine Road. The house accommodates limited garden ground to the north, east and west. 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.

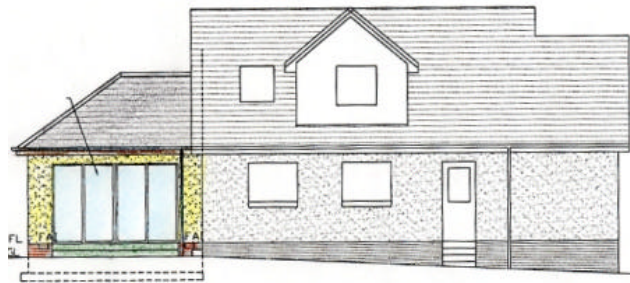
Dundee Urban Nature Conservation Subject Local Plan 1995

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 not 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:

Dundee - The Urban Design Guide.

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 proposal is in accordance with the aims of this Key Theme.

SITE HISTORY

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

A planning application to extend the house with a flat roof extension on the northwest elevation of the building was refused permission 27.09.2004 on the grounds of the inappropriate design, size, massing, location and style of the proposal.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification. The proposal has attracted an objection from a local resident.

The main areas of concern that have been raised are the adverse impact of the extension on the house and the surrounding area, the reduction of sunlight and daylight to adjoining properties and the reduction of garden ground within the curtilage of the existing house.

Copies of this objection can be found in the Members' Lounges. Comments on the terms of the objection can be found in 'Observations' below.

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 Development Plan

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

The proposal involves the erection of a single storey, pitched roof 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.

Housing Policy H4 of the Dundee Local Plan 1998 specifies that extensions to houses will be permitted provided that appearance of the house and the surrounding area is not adversely affected. Approval however is unlikely to be granted where the siting and scale adversely impacts on the environmental quality of the surrounding occupants, where the materials, style and form are alien to the existing house and where more than 50% of the original garden ground would be lost.

The applicants have proposed a large new lounge that will measure approx. 8.5m x 4.7m that will be located on a very prominent position on the northwest 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 pitched roof that is in keeping with the design character of the existing property and indeed other properties within the cul-de-sac and other new housing developments within the surrounding area. In addition, the finishing materials will match those of the existing building ie render walls and a concrete tile roof. It is considered that the design, massing, style and materials of the new structure are appropriate and will not detract from the appearance of the existing house or the surrounding area. It is also clear from the submitted drawings and a visit to the site that the sunlight and daylight of the adjoining properties will not be significantly prejudiced by the proposed extension.

The proposed extension is to be located in an area of the garden ground 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. Additional garden ground is to be found to the front and to the rear of the house although this is not considered to be as private and useable. The applicants have submitted information relating to the amount of garden ground that will be taken up by the proposed extension and this will not exceed the 50% of the space as stated in Policy H4 of the development plan above. However, the amount of useable and private garden ground that would be left within the curtilage of the house following the erection of the proposed extension would fall below the 120 sq.m. that is suggested for new build developments within the suburban area of the city.

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 of the Finalised Dundee Local Plan Review generally reflects the terms of Policy H4 of the Dundee Local Plan 1998 and consequently, the same conclusions are offered.

Objections:

It is considered that the issues raised by the objector relating to the adverse impact the development will have on the appearance of the existing house and the surrounding area and the reduction of daylight and sunlight to adjacent occupiers have been discharged in the Observations above.

With regard to the issue of garden ground, the proposed extension will occupy a significant area of the applicants' useable space within the curtilage of the property. However, there will still remain areas of garden ground that can be used by the occupiers for purposes incidental to the enjoyment of the dwelling house. Consequently, it is considered that the loss of the area of garden ground is not material enough in this instance, particularly when viewed against the improvements made to the design of the extension by the applicants, to justify the 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 design of the proposed extension, in terms of scale, size, massing and materials, is considered acceptable as the development will not detract from the appearance of the house or adversely impact on the setting of the surrounding area.

CONCLUSION

The Council on 27.09.2004 refused the applicants planning permission for a flat roof extension on the northwest elevation of the house on the grounds that the design of the proposed extension would be inappropriate in this location. The applicants, following subsequent discussions with this Department, significantly amended the design of the proposed extension by providing a pitched roof over the structure. The extension is now considered to be acceptable in design and an appropriate form of development in this area.

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 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples

Reasons

- 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.