

KEY INFORMATION

Ward Balgillo

Proposal

2 storey extension on north west elevation of house

Address

11 Alder Drive
Broughty Ferry
Dundee

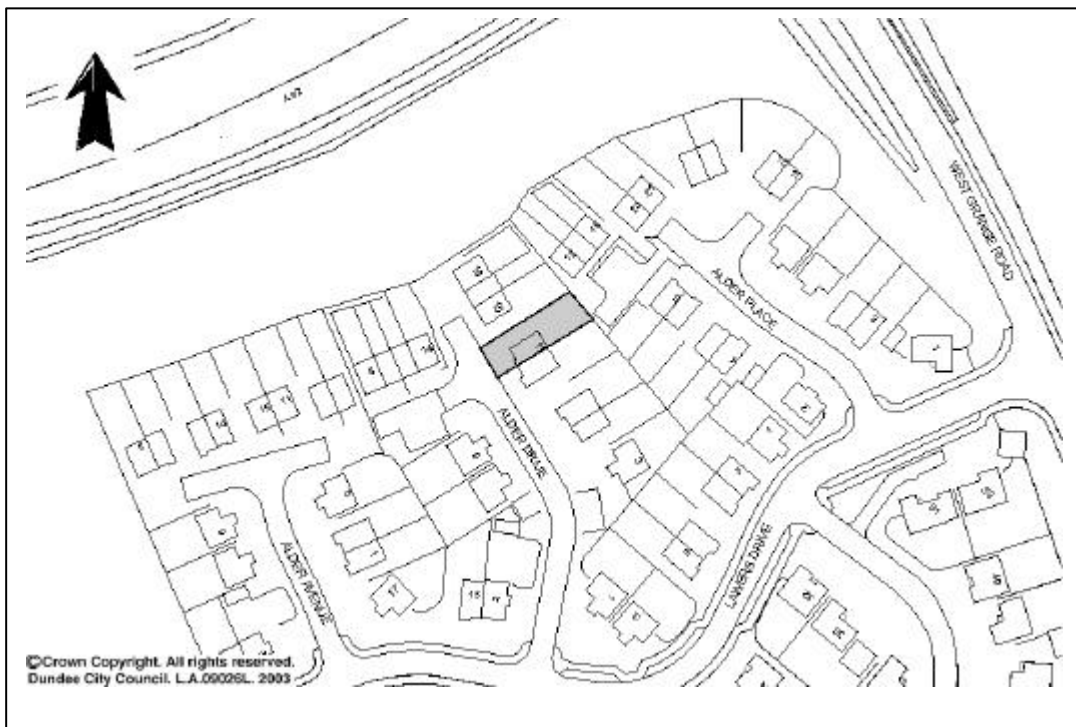
Applicant

Mr & Mrs Gardiner
11 Alder Drive
Broughty Ferry
Dundee DD5 3TT

Agent

Registered 20 July 2005

Case Officer J Young



Proposed House Extension in Alder Drive

A 2 storey extension is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The concerns raised by the objector are not considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 2 storey extension on the north west elevation of a house at 11 Alder Drive, Broughty Ferry. The extension will provide a larger lounge and utility room on the ground floor and bedroom with ensuite facilities on the upper storey.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application and provides guidelines for alterations and extensions to houses.
- One letter of objection was received from a neighbouring resident who is concerned about parking problems on the street, overlooking, overshadowing, loss of privacy and detriment to the established residential amenity of the area.
- It is considered that the proposal is acceptable and complies with the relevant policies of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a 2 storey extension on the north west elevation of a house at 11 Alder Drive, Broughty Ferry, Dundee. The extension will provide a larger lounge and utility room on the ground floor and bedroom with ensuite facilities on the upper storey. The extension will re-use brick from the gable elevation, additional brick to match the existing house and marley roof tiles to match the existing. The applicant indicates that there are two parking spaces at present and two will remain after the extension is built.

SITE DESCRIPTION

The application site is located on the north east side of Alder Drive, Broughty Ferry and it is a 2 storey semi-detached house with red and buff brick finish and tiled roof. There is parking space on the north west side of the house. A 1.8m high timber fence is located at the end of the driveway and encloses the rear garden area. All the front garden areas in the cul-de-sac are open to the street and it is a shared surface area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 14: Proposals to alter or extend existing houses will only be permitted where:

- There is no adverse impact on the appearance of the prominent elevations of the house; and
- There is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- More than 50% of the original useable 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 to the application and states that places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no planning history relevant to the determination of the application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident stating concerns about loss of privacy, overlooking, overshadowing, parking problems and adverse visual impact of development on the street scene.

Copies of the objection letter are available for viewing in the Members' Lounges and the issues raised 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 14 of the Dundee Local Plan Review 2005 relates to proposals to alter or extend houses. The Policy requires that there is no adverse impact on prominent elevations of the house, no significant loss of amenity for neighbouring properties, more than 50% of the garden ground will be retained and that the design and materials respect the character of the existing building.

The existing house is semi-detached and two storey with two bedrooms and parking spaces on the north west elevation of the house. The proposed extension, which is two storeys will

match the existing house in terms of design and materials. Although, a parking space will be lost, the applicant has indicated that two parking spaces will be provided for the development. There will be space in front of the extension to park one car and an area in front of the house will be used for a second space.

There are no windows on the side gable of the proposed extension and so there will be no overlooking or loss of privacy issue. The extension faces a gable on the nearest house which has an upper floor landing window. There will not, therefore, be overshadowing of any windows to habitable rooms on the neighbouring property. Only approximately 2m of the proposed extension will extend back in line with the neighbour's garden area to the north west. This will leave approximately 13m of garden ground unaffected by the extension. In these circumstances it is not considered that there will be significant overshadowing to justify refusal of the application. The extension will blend in with the existing house as it is of similar design and will use materials to match, which is considered acceptable and will not adversely affect the street scene.

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:

Objections

Objections were raised from an adjacent neighbour with concerns regarding parking and access, loss of privacy, overlooking, overshadowing and adverse visual impact on the street scene.

All these issues have been considered in the assessment of the proposal under Policy 14 of the Local Plan and the development was considered to be satisfactory in terms of parking provision, overlooking and overshadowing and design.

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. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed extension will be designed and use materials to match the existing house which is considered acceptable.

CONCLUSION

It is considered that the proposal complies with Policy 14 of the Finalised Dundee Local Plan Review 2005. The concerns raised by one objector are not considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for APPROVAL.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 Details of the provision of 2 off street parking spaces within the curtilage of the dwellinghouse 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 and the spaces provided prior to the occupation of the proposed extension.

Reason(s)

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To accord with the Council's parking standards and to ensure the provision of adequate off street parking in the interests of residential amenity.