

KEY INFORMATION

Ward Riverside

Proposal
Extension on north elevation
of house

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2005

Case Officer D Gordon



Proposed House Extension in Norwood Crescent

An extension to a house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed alterations and extensions are considered to be in accordance with the policy requirements of the Dundee Local Plan Review. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for alterations and extensions to a detached dwelling house located in the west end of the city.
- The proposal raises issues for consideration in terms of the policies of the Dundee Local Plan Review that relate to domestic scale alterations and extensions and conservation area requirements.
- Two letters of objection from the same occupiers of a neighbouring property have been submitted. The main issues raised relate to the adverse impact of the proposal on the setting of the conservation area and the implications of the development on road traffic and pedestrian safety in the immediate area.
- It is considered that the proposals are in accordance with Policy 14 (Alterations and Extensions to Houses) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005. It is further considered that the concerns raised by the objectors are not of sufficient weight to justify refusal of the application.

DESCRIPTION OF PROPOSAL

The proposals involve alterations and extensions to a single storey (split level), detached dwelling house located on the south side of Norwood Crescent. The main works are to the north / west side of the house. It is intended, at ground floor level, to provide an en-suite bedroom and extend an existing terrace that is located on the south side of the house. At the upper floor level, it is proposed to provide a kitchen / dining area / lounge.

The extension will be pitched roof in design and will be finished in external materials to match those of the existing building ie interlocking roof tiles and dry dash render (walls). Due to the sloping land characteristics of the site, the proposed extension will have the appearance of a single storey extension on the north elevation ie fronting onto Norwood Crescent and a two storey extension when viewed from the south. The height of the new extension on the main street frontage will not exceed the height of the existing double garage that is located on the east side of the property.



SITE DESCRIPTION

The site is located within the West End Suburbs Conservation Area on the south side of Norwood Crescent. The land slopes steeply in a north to south direction. Garden ground exists predominantly on the south side of the building.

The property is a single storey, split level detached dwelling with a double garage that fronts onto Norwood Crescent. The house is finished in roofing tiles and roughcast with feature stone walls.

The surrounding area is predominantly residential in character with a variety of house styles and sizes in evidence.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 14: Alterations and Extensions to Houses. Proposals to alter or extend existing dwellings will only be permitted where certain criteria relating appearance of the property, sunlight / daylight and privacy, garden ground provision and design of the extension can be met.

Policy 61: Development within Conservation Areas. Within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18: Planning and the Historic Environment. This NPPG sets out the Governments planning policy in relation to the historic environment

with a view to its protection, conservation and enhancement.

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998. This document offers best practice in considering developments that relate to, amongst other things, listed buildings and conservation areas.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

Local Agenda Key Theme 15 is of relevance to the consideration of this application and seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that given the location and appearance of the proposed development within the conservation area, the aims of the Key Theme are achieved

SITE HISTORY

D21862 - Extension to Dwelling House and Provision of Garage - Approved 30.05.1996.

03/00313/FUL - Alterations and Extensions to House - Approved 30.06.2003.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. The proposals have been the subject of 2 no. objections lodged by the same occupiers of an adjacent property that is located on the north side of Norwood Crescent. The relevant issues raised by the objectors relate to:

- 1 The proposals will adversely affect the setting of the conservation area by virtue of design, appearance, materials and scale of the development.
- 2 The proposal will have an adverse impact on the free flow of traffic and pedestrian safety on Norwood Crescent.

The various issues raised are discussed in the 'Observations' Section below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. No adverse comments have been received.

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

Also, in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest that they may possess. The Council is also required to have regard to preserving and enhancing the character or appearance of the conservation area.

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 alterations and extensions to the north / west side of a single storey, detached dwelling that is located on a steeply sloping site on the south side of Norwood Crescent. It is intended to provide additional accommodation at lower ground and upper floor levels and provide an en-suite bedroom and a new kitchen / dining area / lounge area. The steeply sloping nature of the site will result in the extended building having the appearance of a single storey house when viewed from the north ie Norwood Crescent and a two storey house when viewed from the south. The proposed finishing materials will match those of the existing house ie roof tiles and dry dash render.

The design of the extended house is considered to be acceptable in this secluded location. Indeed, the proposals are a limited version of a much larger extension to the property

that was granted permission by this Council in 2003 that was never implemented. The environmental quality enjoyed by local residents will not be adversely affected by virtue of design or layout of the development and the proposals will not detract from the setting or character of the surrounding conservation area. Due to the relatively low flow of traffic on Norwood Crescent, in addition to the existing car parking arrangements remaining unaltered ie a double garage and abundant on street car parking, it is not considered that the proposal will prejudice local road traffic and / or pedestrian safety. There are no issues of smell or noise that are relevant to this proposal. In this respect, the proposed development is considered to be in accordance with Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005.

The proposed alterations and extensions will change the appearance of the existing dwelling although this will not alter the appearance of the surrounding conservation area. It is considered that the siting and scale of the proposed works will not, due to its south facing location on the south side of Norwood Crescent, significantly affect the degree of sunlight and daylight enjoyed by the occupants of adjoining properties. In addition, the finishing materials to be used will match the existing dwelling. Five windows are to be provided on the west elevation of the extension. This west elevation overlooks a neighbouring residential property and currently contains 2 windows (a dining room and a lounge). The 2 new windows at lower ground level will be for lounge and bedroom accommodation. At the upper level, the 3 new windows will provide for a WC, kitchen area and lounge area (this lounge area window will be a narrow slit window). It is considered that the nature and size of these new windows should not significantly impact on the amenities of the neighbouring property located to the west. The proposed extension will only occupy a very small percentage of the total area of garden ground attached to this dwelling house. In light of the above it is considered that the proposal is in accordance with Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.

The site is located within the West End Suburbs Conservation Area (designated 12.02.2002). There is presumption within conservation areas that all new developments will compliment and enhance the character of the surrounding area. This issue has, it is considered, been fully addressed and discharged in consideration of Policy 1 and Policy 14 above. It is concluded, therefore, that the proposals are in accordance with Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

It is also concluded from the foregoing that the statutory duty set out in the relevant Sections of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

Other Material Considerations

The other material considerations to be taken into account are as follows:

National Planning Policy Guideline 18 (Planning and the Historic Environment) and Memorandum on Guidance on Listed Buildings and Conservation Areas (issued by Historic Scotland 1998). The Memorandum of Guidance reflects government advice offered in NPPG 18. Any development within a conservation area will require to comply with the best practice advice offered by Historic Scotland in their Memorandum. It is considered that the proposals, as advised above, achieve these stated aims.

Objections

With regard to the various issues raised by the occupiers of the property located on the north side of the site ie across Norwood Crescent, it is considered that the matters that have been raised relating to design, appearance, scale, materials, impact on the local area and road traffic and pedestrian safety have been discussed and discharged above.

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 proposal involves an extension on the west elevation of a modern detached dwelling house that is situated in a very secluded, south facing, steeply sloping site located within the West End Suburbs Conservation Area. The proposed alterations and extensions, including the proposed finishing materials, are appropriate in the context of the existing building and the development will not adversely impact on the setting of the surrounding area. The proposals are very much a scaled down version of proposed alterations and extensions to the building that were previously approved by the Council in 2003.

CONCLUSION

The proposed alterations and extensions are in accordance with the relevant policies of the development plan. There are no material considerations of sufficient weight, including the issues raised by the objectors, that would justify the refusal of this application contrary to these policies.

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

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997