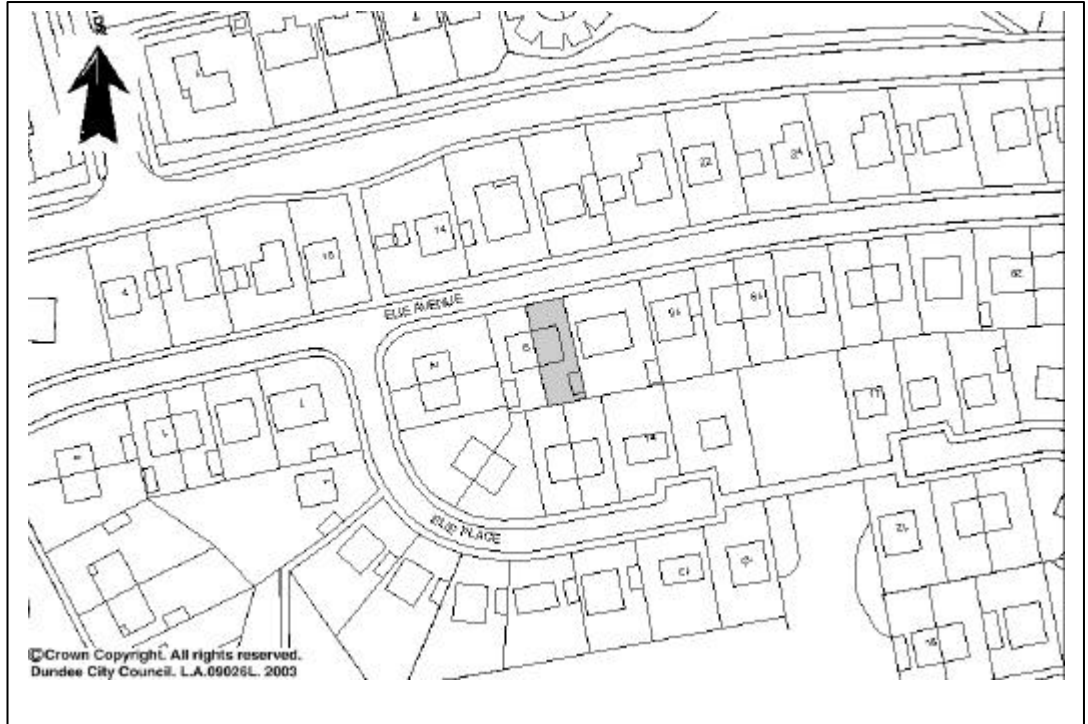


KEY INFORMATION**Ward** Barnhill**Proposal**

Single storey extension on east elevation

Address11 Elie Avenue
Broughty Ferry
Dundee**Applicant**Ms H Quinn
11 Elie Avenue
Broughty Ferry
Dundee DD5 3SF**Agent**AKTX Chartered Architects
187 Strathmartine Road
Dundee DD3 8BL**Registered** 1 September
2005**Case Officer** J Young

Proposed House Extension in Elie Avenue

Single storey extension on east elevation is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be contrary to Policy 14 of the Dundee Local Plan Review 2005 and the objections are supported.

The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the east elevation of a house at 11 Elie Avenue, Broughty Ferry, Dundee.
- Five letters of objection of objection were received from neighbouring residents on the grounds of appearance of extension, loss of and lack of parking, access problems, overdevelopment of the site, overshadowing, noise concerns, lack of privacy and loss of daylight. In addition, objections have been raised regarding the use of the extension as a second family unit.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application and it seeks to protect the amenity of neighbouring residents and the amenity of the area.
- It is considered that the proposal does not comply with Policy 14 of the Dundee Local Plan Review 2005 due to the excessive scale of the extension on a small semi-detached property. The extension will also remove parking spaces and it is considered to be overdevelopment of the site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the east elevation of a house at 11 Elie Avenue, Broughty Ferry, Dundee. The additional rooms provided are a bedroom, sitting room, utility room and bathroom. The materials used will match the existing house. There is an existing garage on the east elevation and this will be demolished. The extension will extend 1.5m from the front elevation and 7.6m from the rear elevation. It will be approximately 3m high to eaves level. There are windows and doors on the north and west elevations and a velux rooflight on the east elevation.

SITE DESCRIPTION

The application site is located on the south side of Elie Avenue and it is a 1.5 storey semi-detached house with dry dash render walls and tiled roof. There is a single detached garage on the east elevation and driveway with space for two cars to park. There are two windows on the west elevation of the house to the east. There is a mixture of semi-detached and detached houses of similar scale and design along Elie Avenue. There is parking available for houses at this location within the curtilage of their properties.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

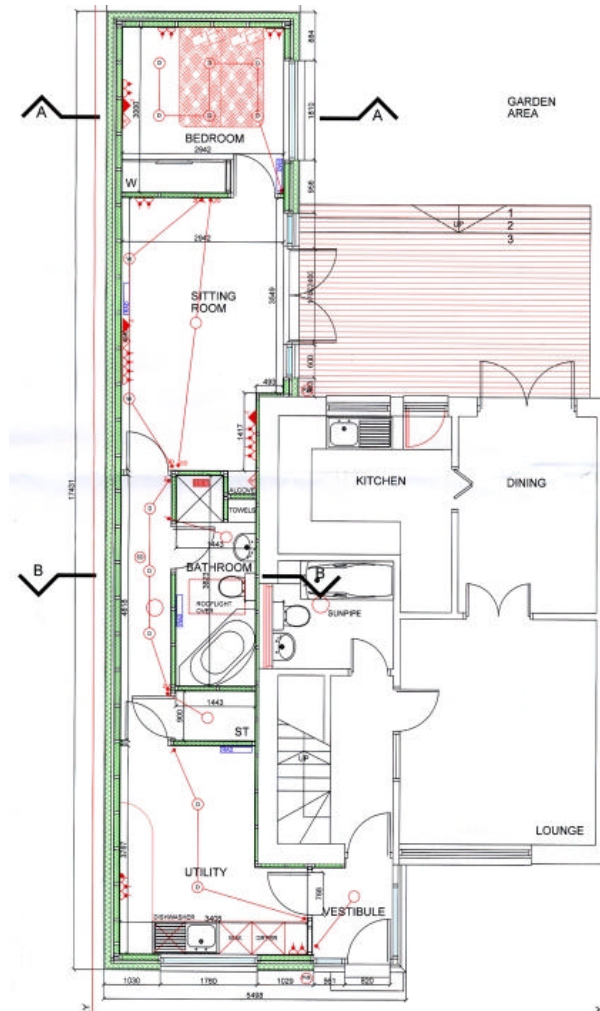
Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 14: Alterations and Extensions - Proposals will only be permitted where they do not adversely affect the prominent elevations of the house, there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties, more than 50% of the original useable garden ground 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 determination of the application and states that places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no site history of direct relevance to the determination of the application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and five letters of objection were received from surrounding neighbours on the grounds of appearance of extension, loss of and lack of parking, access problems, overdevelopment of the site, overshadowing, noise concerns, lack of privacy and loss of daylight. In addition, objections have been raised regarding the use of the extension as a second family unit.

Copies of the objections are available for inspection in the Members' Lounges and the issues raised are discussed in the "Observations" section below.

CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

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 indicates that alterations and extensions to houses will be permitted where:

- there is no adverse impact on the appearance of prominent elevations of the house;
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;

- c more than 50% of the original useable garden area will be retained;
- d the design and materials should respect the character of the existing building.

The proposal raises issues for consideration in terms of all these criteria.

The extension will be built onto the east boundary and will extend 1.5m from the front elevation. It is considered that this will adversely affect the front (prominent) elevation of the house and the streetscene. However the dwelling at 13 Elie Avenue has been extended at the front and so a precedent has already been set for building onto the front of houses at this location. In this situation though the proposed extension is single storey and will extend along the majority of the east elevation and this difference in height between the existing house and extension will be obvious from the street. It is considered that the proposal contravenes criteria a) of Policy 14.

The extension is 3m high to eaves level and there is an existing flat roof garage on the east elevation. The proposed extension will be higher than the garage as it has a pitched roof and it is considered that will result in a loss of evening sunlight received by neighbours to the east. No windows are proposed on the east and south elevations and so there will be no loss of privacy. There is a 1.8m high timber fence along the west boundary and the extension will be 6m from this boundary. Therefore it is considered that there will be no loss of privacy for neighbours to the west. The proposal does not comply with criteria b).

As there is a garage on the east elevation, there is only approximately 60sqm of useable garden ground. This will be reduced slightly by the proposed extension. The gardens at these properties are all very minimal in size and there appears to be limited space to extend the houses. In terms of the policy, more than 50% of the useable garden ground, as exists at present, will be retained and the proposal complies with criteria c).

The extension will be finished in materials to match the existing house. As it is single storey and due to its length along the east boundary, it will appear as a separate element to the

existing house. If the extension were built the same height as the existing house and more use made of the upper level, it is considered that this would blend in more appropriately. The applicant considered a 1.5 storey extension but this was dismissed as a suitable option.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

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

Objections

- a Appearance of the extension was raised as an objection. It has been discussed above that the design of the extension as single storey is not visually acceptable on this 1.5 storey house. A small single storey extension may be acceptable on the rear elevation but due to the length of this extension along the east boundary, it will appear as a separate element.
- b Loss of and lack of parking was raised as another objection. The existing garage will be demolished and there will be a loss of parking spaces. However there will be enough space remaining for one car to park in front of the extension. The housing policies in the Local Plan require two parking spaces for new houses with three bedrooms or more. Therefore it can be argued that there will not be sufficient space remaining for parking.
- c Access problems - it is not considered that there will be problems for other residents on the street accessing their properties if the extension were built.
- d Overdevelopment of the site - due to the density of the houses at this location and the limited amount of garden ground and space between houses, it is considered that the scale of the extension would be over development of the site.
- e Overshadowing and loss of daylight - the extension is located on the east boundary and it is considered there will be some

overshadowing and loss of daylight for the adjoining garden area to the east particularly during evening time.

- f Lack of privacy - there are no windows on the east and south elevations and so there will be no loss of privacy. The windows on the west are far enough away and there is a 1.8m high timber fence along the west boundary to prevent any overlooking.
- g Noise concerns - the proposal is for a domestic extension and it is considered there will be no increase in noise levels, above that expected in a residential area.

In addition, objections have been raised regarding the use of the extension as a second family unit. So long as the new extension is not sold off as a separate dwelling unit, planning permission is not required. If planning permission is granted, a condition should be imposed to ensure the extension is only used by family members and not as a separate unit.

It is concluded from the foregoing that the proposal contravenes the development plan and there are no material considerations which justify the grant of planning permission. It is therefore recommended that planning permission be refused.

Design

The proposed extension will appear as a separate element as it is only single storey and is excessive in scale compared to the existing dwelling and others in the vicinity. It is not considered that it will blend in with the existing house and will have an unacceptable impact on the appearance of the building and the surrounding area.

CONCLUSION

The proposal is contrary to Policy 14 of the Dundee Local Plan Review 2005. The objections are supported in these circumstances and the application is recommended for REFUSAL.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed development is contrary to Policy 14 of the Dundee Local Plan Review 2005 due to the adverse appearance of the extension on the building and the surrounding area, the scale of the proposed extension which would lead to over development of the site, the adverse impact on residents to the east due to overshadowing and loss of light and loss of parking. There are no material considerations that would justify a departure to the provisions of the development plan in this instance.