

**KEY INFORMATION**

**Ward** Craigiebank

**Proposal**

Single storey extension to north and east elevation

**Address**

300 Broughty Ferry Road  
Dundee  
DD4 7NJ

**Applicant**

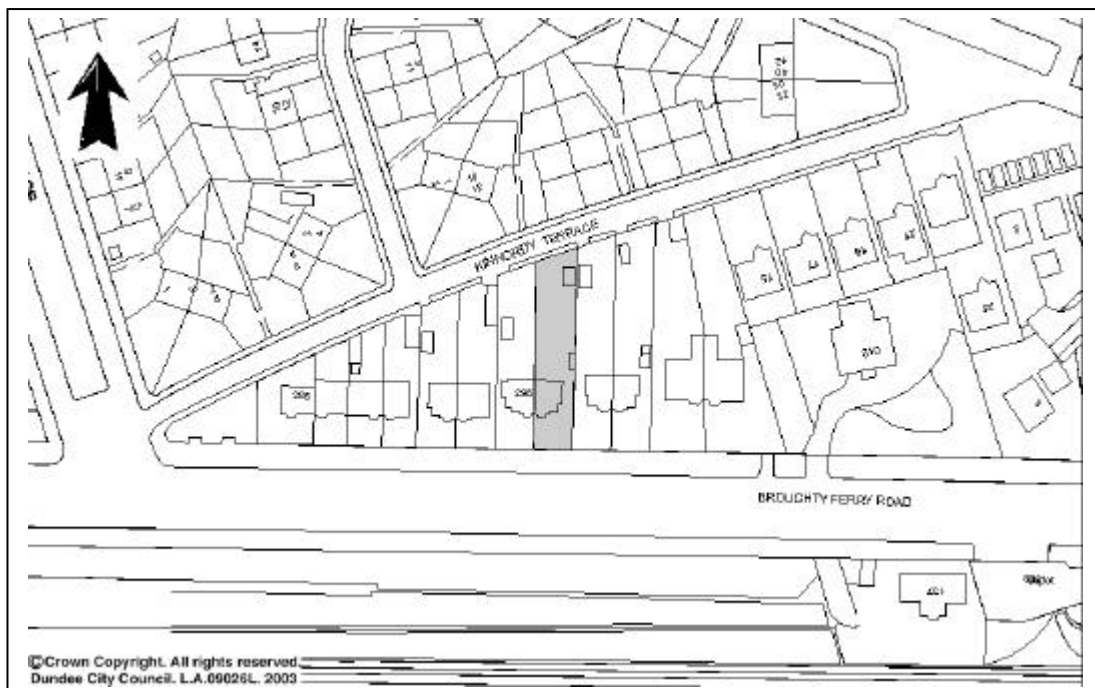
Mr D McIntosh  
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**Agent**

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**Registered** 5 Sep 2005

**Case Officer** C Walker



## Proposed House Extension in Broughty Ferry Road

The single storey extension is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with Policy 14 of the Dundee Local Plan Review. The concern of the objector about overshadowing is not considered to be of sufficient weight to warrant refusal of the application.

**SUMMARY OF REPORT**

- Planning permission is sought to erect single storey extensions on the side and rear elevations of this semi detached house. The proposed rear extension measures some 17 sq. metres and sits just inside the mutual boundary with the adjoining house to the west.
- A letter of objection was received from neighbour occupying the attached house to the west who is concerned that the rear extension will overshadow his house.
- It is considered that taking into account the scale and orientation of the proposed extension, it will not adversely impact on the amenities of the neighbour and will therefore comply with Policy 14 of the adopted Local Plan.

## DESCRIPTION OF PROPOSAL

Planning permission is sought to erect single storey extensions on the side and rear elevations of this house. The proposed side extension would provide a vestibule and utility room and the rear extension would provide a sitting room. Proposed finishing materials are roughcast harling for the walls and slate for the roofs.

The proposed rear extension measures some 17 sq. metres and sits just inside the mutual boundary with the adjoining house to the west.

## SITE DESCRIPTION

The application site is a semi detached villa and its garden ground located on the north side of Broughty Ferry Road. It is finished with concrete "stone effect" walls and a slated roof. There is a detached garage to the rear of the house with vehicular access from Kinnordy Terrace to the north.

The site is surrounded by houses, and the houses to the east and west are of similar design.

## 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

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

- There is no adverse impact on the appearance of 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 this application and states that places, spaces and objects should combine meaning and beauty with utility.

## SITE HISTORY

A previous planning application to form a third storey at this house was withdrawn by the applicant in September 2005 - application ref no 05/00512/FUL refers.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from neighbour occupying the attached house to the west who is concerned that the rear extension will overshadow his house. A copy of this letter is 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 adopted Local Plan relates to proposals to alter or extend houses. The relevant section of that policy is that development should not result in significant loss of sunlight to the occupants of neighbouring properties (the proposals clearly comply with all the other strands of the policy).

The proposed side extension will have no adverse impact on neighbours but the proposed rear extension will be constructed beside the mutual boundary with the attached house to the west. This extension has an eaves level of some 2.6 metres and a pitched roof with a ridge height of some 4 metres. This extension will cast a shadow over the rear elevation of the adjoining house in the morning time and the nearest window on that house serves a dining room. The existing boundary between the gardens comprises a brick wall topped with open concrete blocks to a height of some 1.6 metres. On balance, however, it is considered that the level of overshadowing will not be unacceptable for the following reasons:

- The proposed extension is not particularly large or high and does not in itself require planning permission (it only requires consent because the sum total of the rear and side extensions exceeds the maximum allowable floor area).
- The proposed extension will be to the east of the adjoining house so that for much of the day it will not have a significant impact,

particularly when an allowance is made for the overshadowing impact of the existing garden boundary enclosures.

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

## Other Material Considerations

The other material consideration to be taken into is the concern of the objector about overshadowing. However this matter has been fully considered in the context of Policy 14 of the adopted Local Plan and it has been concluded that there will be no unacceptable overshadowing.

It is concluded from the foregoing that there are no material considerations to justify departing from the provisions of the development plan and it is therefore recommended that planning permission be approved.

## Design

The design and proposed finishing materials for the proposed extensions are satisfactory.

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## CONCLUSION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review. The concern raised by the objector is not considered to be of sufficient weight to warrant refusal of the application.

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## RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 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.