

KEY INFORMATION

Ward Barnhill

Proposal

Single Storey Flat Roof
extension on South Elevation

Address

23 Elie Avenue
Broughty Ferry
Dundee

Applicant

Mr J Livie
23 Elie Avenue
Dundee
DD5 3SF

Agent

Registered 20 September
2005

Case Officer J Young



Proposed Extension to House in Elie Avenue

A Single Storey flat roof extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
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 merit refusal of the application. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey flat roof extension on the rear elevation of a dwelling at 23 Elie Avenue, Broughty Ferry.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application. It provides guidelines for alterations and extensions to houses and seeks to protect residential amenity.
- One letter of objection was received from a neighbouring resident who is concerned about loss of light and a reduction in their quality of life.
- It is considered that the proposal is acceptable and complies with relevant policies of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey, flat roof extension on the rear elevation of 23 Elie Avenue, Broughty Ferry, Dundee. The extension will provide a larger kitchen and dining area. It will extend approximately the full width of the rear elevation, will be 2.9m high to eaves level and extend 3m from the rear elevation. The proposal will have a brick basecourse and dry dash render to match the existing house. The roof will have a felt finish and lead flashings.

SITE DESCRIPTION

The application site is located on the south side of Elie Avenue. The dwelling is a single storey semi-detached house with dry dash render and tiled roof. A large dormer is located on the rear elevation and a single dormer is located on the rear elevation of the adjoining property. There are 1.8m high timber fences along the east and south boundaries. A flat roof garage is located immediately on the boundary to the west. A two storey house is located to the rear with two upper level windows facing the application property.

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:

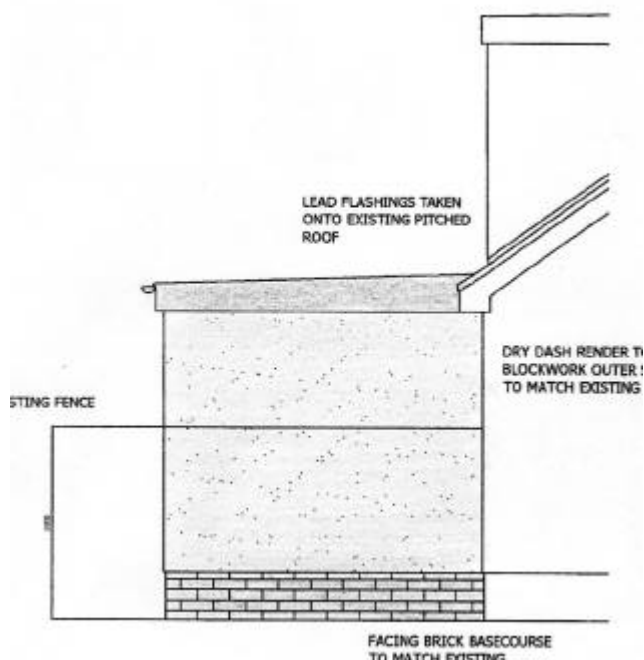
Policy 14: Proposals to alter or extend existing houses will only be permitted where:

- 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 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

Planning permission was granted on 20.08.97 for the replacement and enlargement of a dormer on the rear elevation.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from an adjoining neighbour stating concerns about loss of light and a reduction in quality of life.

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 specifies that extensions will be permitted where they do not adversely affect prominent elevations, the environmental quality enjoyed by local residents and more than 50% of garden ground will be retained. The existing house is single storey and semi-detached. Both dwellings have converted their loft space and they both have dormers on the rear elevation. There is an existing 1.8m high timber fence along the east boundary and the proposed extension will only extend approximately 1.1m above the fence. The objector's property is located to the east of the application site and it is considered that there will be minimal loss of sunlight and/or daylight due to the low height of the extension and the high level of the sun. There are no windows on the east elevation and so there will be no overlooking issue. The front elevation of the house will not be affected by the proposed extension and more than 50% of the garden ground will be retained. The

design and materials respect the character of the existing house.

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

An objection was received from a resident in the adjoining dwelling to the east on the grounds of loss of light and adverse impact on the quality of life currently enjoyed by the neighbouring residents. It has been discussed under the Policy section above that the proposal complies with the terms of Policy 14 and it is not considered that there will be a significant loss of light that would justify 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 proposed extension will be designed and use materials to match the existing house and is considered acceptable.

CONCLUSION

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 merit 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 proposed finishing materials 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

- 3 Details of the proposed finish for the east elevation 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

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.
- 3 To ensure that the proposed development has a satisfactory external appearance, given that there is limited access to the east elevation, and in the interests of the visual amenities of the area.