

KEY INFORMATION**Ward** Baxter Park**Proposal**

Single Storey extension to north elevation and velux window to south elevation.

Address

5 Shamrock Street
Dundee

Applicant

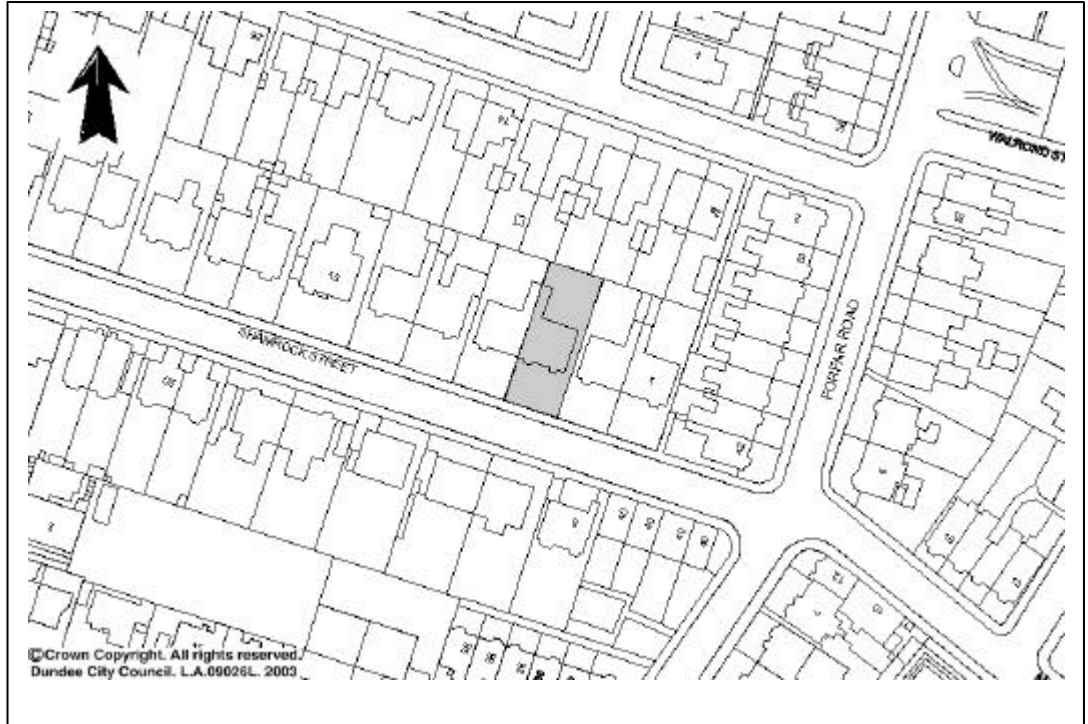
Mrs Nasim Akhter
5 Shamrock Street
Dundee DD4 7AH

Agent

George McGilvray
4 Balgavies Avenue
Dundee DD4 7NR

Registered 28 September
2005

Case Officer J Young



Consent Sought for Proposed Extension in Shamrock Street

A Single storey extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is considered to be in accordance with policy requirements of the Dundee Local Plan Review 2005. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the north elevation of a dwelling at 5 Shamrock Street, Dundee.
- The applicant was served with a Planning Contravention Notice for the velux rooflight on the front elevation. They were also informed that it was necessary to apply for planning permission for an extension on the rear elevation and that works should not continue until planning permission was received.
- One letter of objection was received from a neighbour to the north who has concerns about the scale of the extension, overlooking and overshadowing.
- Policies 14 and 61 of the Dundee Local Plan Review 2005 are of relevance to the determination of the application and seek to protect the amenity of neighbours and preserve the character of the area, which is allocated as a conservation area.
- It is considered that the proposal is acceptable and will not adversely affect the amenity enjoyed by surrounding neighbours and will not have an adverse impact on the character of the area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension on the north elevation of a dwelling at 5 Shamrock Street, Dundee and for a rooflight on the south elevation. The extension will provide a kitchen, garden room and garden store and will have a floor area of 65sqm. The materials proposed for the extension are roughcast walls to match the existing house and grey tiles for the roof. The rooflight has already been installed on the south elevation and its dimensions are 940mm by 1600mm.

SITE DESCRIPTION

The application site is located on the north side of Shamrock Street. The property is a 1.5 storey semi-detached traditional villa house with sandstone walls and slate roof. There are two single traditional style dormers on the front elevation and a large rooflight in the middle of the dormers. There is an existing single storey extension on the rear elevation, with a brick finish and mono pitch slate roof and it is linked to an extension on the adjoining property. There are two large extensions to the roof on the rear elevation and a rooflight on the roof between. A 1.8m high stone wall is located along the rear boundary and there is a 1.8m high brick wall along the west (mutual) boundary.

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 to Houses - Proposals to extend existing dwelling houses will only be permitted where certain criteria can be met.

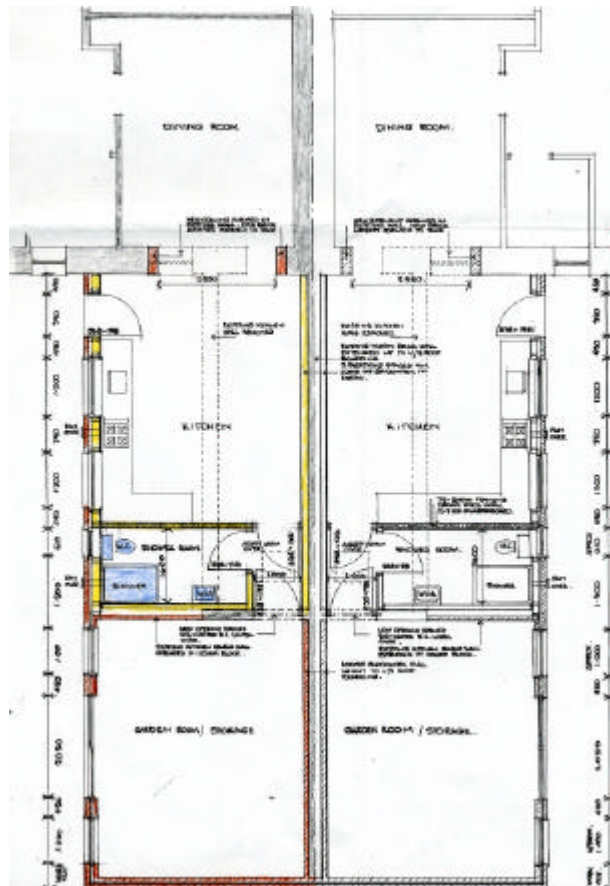
Policy 61: Development in Conservations - all developments within Conservation Areas will be expected to preserve or enhance the character of the surrounding area.

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

There is no site history of direct relevance to the application site. There is a live planning application for a single storey rear extension on the adjoining property at 7 Shamrock Street (05/00841/FUL).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection

was received from a neighbouring resident who has concerns regarding the scale of the extension, overlooking and overshadowing.

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

CONSULTATIONS

No adverse comments have been received from any of the 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.

Also, in accordance with provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to preserving and enhancing the character or appearance of a 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.

Policy 14 of the Dundee Local Plan Review 2005 seeks to protect the amenity of neighbouring residents. The extension is on the rear elevation and so will not affect the prominent elevation of the house. The application also includes a rooflight on the front elevation, which has already been installed. There is a 1.8m high stone wall along the rear boundary and the extension will extend 0.9m to 2.2m above the wall and there will be no windows on the rear elevation of the extension. Therefore it is considered that there will be no loss of daylight, sunlight or privacy for neighbours to

the north. The extension is located a considerable distance from the property to the east and will not affect their amenity. A similar extension is proposed for the rear of 7 Shamrock Street and so there will be no adverse impact on the amenity of residents at this property. More than 50% of the original garden will be retained at the application property and the materials and design respect the character of the existing house.

Policy 61 requires new developments in conservation areas to preserve or enhance the character of the area. The proposed extension is located on the rear elevation and will use materials to match the existing house, which is considered acceptable for this location. The proposed rooflight, which has already been installed is not an acceptable scale or design for a conservation area. Therefore a condition will be used to remove this aspect from the planning permission.

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:

Objections

An objection was received from a neighbour to the north who has concerns regarding the scale of the extension, overlooking and overshadowing. As discussed under Policy 14 above, there is an existing 1.8m high wall along the north boundary and there will be no windows on the rear elevation of the extension. Therefore it is considered that the proposal will not affect the amenity of neighbours to the north and the objection cannot be supported in these circumstances.

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 extension will be finished in a roughcast render to match the existing house and a tiled roof. This is considered acceptable for a rear elevation extension located within a conservation area.

CONCLUSION

The proposal complies with Policies 14 and 61 of the Dundee Local Plan Review 2005. The objections and any other material considerations do not carry sufficient weight to merit refusal of the application. A condition will be attached to remove the rooflights from the permission, if Members are minded to approve the application.

RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 The permission hereby granted shall not include the rooflight on the south elevation

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 The size and style of the rooflight is not acceptable for a conservation area and would adversely affect the visual appearance of the area.