

KEY INFORMATION**Ward** Balgowan**Proposal**

Single storey extension to east elevation of dwelling

Address40 Ambleside Terrace
Dundee**Applicant**Mr & Mrs Darling
40 Ambleside Terrace
Dundee
DD3 0AL**Agent**Stephen Chimiak
17 Tay Terrace
Newport On Tay
DD6 8AZ**Registered** 27 Oct 2005**Case Officer** S Cooper

Proposed Extension in Ambleside Terrace

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

RECOMMENDATION

The proposed extension accords with the provisions of Policies 1 and 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no material considerations that would justify the refusal of this planning application. It is therefore recommended that the application be APPROVED.

SUMMARY OF REPORT

- Planning permission is sought for the addition of a single storey extension on the east gable of the house.
- The proposal raises issues for consideration in terms of Policies 1 and 14 of the Dundee Local Plan Review 2005.
- One letter of objection has been received.
- The proposed extension has been designed to be sympathetic to the character and appearance of the house, and would be finished to complement the external finish of the house. A car parking space would be retained in front of the proposed extension.
- It is considered that the proposal accords with the relevant provision of the Development Plan, and that the views of the objector are not supported. There are no material considerations that would justify the refusal of the application

DESCRIPTION OF PROPOSAL

This application proposes the addition of a single storey extension on the east gable of the detached, two storey house at 40 Ambleside Terrace, Dundee.

The proposed extension would be built on the existing driveway, adjacent to the boundary with 38 Ambleside Terrace. The front elevation of the proposed extension has been set back at least 5 metres from the back edge of the footpath so as to allow a car parking space to be retained in front of the extension. The proposed extension would have a monopitched roof that would be clad with red concrete roof tiles. The external walls would mainly be finished in red facing brick although the east elevation would have a smooth cement render finish.

SITE DESCRIPTION

The application relates to a detached two storey house that is located within a predominantly residential area. There is garden ground to the front and rear of the house, with a driveway alongside the east gable of the house.

The house has a pitched roof that is clad with red concrete roof tiles. The external walls of the house are finished with red facing brick and a smooth white cement render.

The property is bounded by residential properties to the south, east and west and by the road of Ambleside Terrace to the north.

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 1: Vibrant and Sustainable Communities seeks to safeguard the amenity of residential areas in terms of design as well as layout, parking and traffic movement, and noise and smell issues.

Policy 14: Alterations and extensions to houses will only be permitted where there is no adverse impact on the appearance of the house or area, residential amenity, garden area and

the design and materials should 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

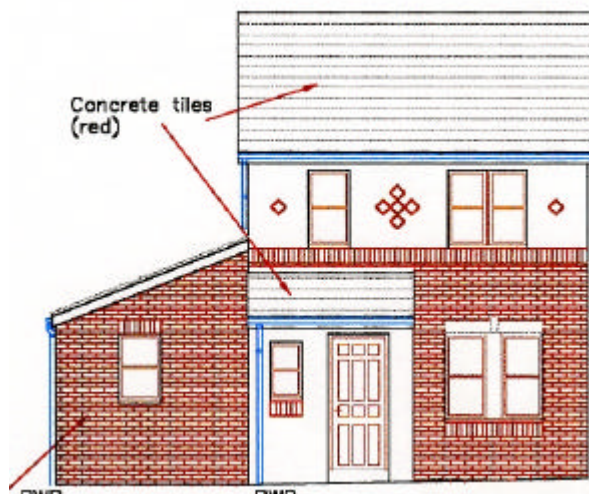
There are no non statutory Council policies relevant to the determination of this application.

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

There is no site history of relevance.



PUBLIC PARTICIPATION

The application was subject to the Statutory Neighbour Notification Procedures. One letter of objection was received.

The grounds of objection are that the proposed development would create parking difficulties as the proposed extension would be built on the existing driveway.

The other grounds raised by the objectors are that the proposed garage would create difficulties for the occupants of No 38 getting wheelie bins out to the front of the property and

an additional bathroom would create additional pressure on the existing drainage system.

It is intended to comment on the grounds of objection in the "Observations" section of this report. Copies of the letter are available for inspection in the Members' Lounges.

CONSULTATIONS

No adverse comments were received from 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.

The proposal is for the addition of a single storey extension on the east gable of the house. Policy 14 of the Local Plan covers issues of design, garden area and residential amenity.

The proposed extension has been designed to complement the design of the existing house. It is considered that the proposed finishing materials are acceptable. It is therefore considered that the proposed extension, by virtue of its size, scale, architectural form and finishing material, would not be detrimental to the character and appearance of the house or that of the area.

The proposed extension would not impinge on the private garden ground to the rear of the house.

The proposed extension would not give rise to overlooking or overshadowing of any neighbouring residential properties.

It is therefore considered that the proposal accords with the provisions of

Policy 14 of the Dundee Local Plan Review 2005.

Policy 1 of the Dundee Local Plan Review 2005 raises issues in terms of design and layout and parking and traffic movement. The proposal would not give rise to any noise or smell issues.

In terms of design and layout, it is considered that the proposal is acceptable as discussed above.

The proposed extension would be built on the existing driveway. It was originally proposed that the extension would be some 8 metres in length and that a new vehicular access and parking space would be formed adjacent to the west gable of the house. However, the new parking space would not have been acceptable as it would be too narrow and short.

Following negotiations with the applicants agent and the submission of revised drawings, it is now proposed that the extension would be reduced to some 7.5 metres in length. This would allow for a 5 metre set back for the extension from the back edge of the footpath. This would allow sufficient room in front of the extension to retain a satisfactory car parking space.

It therefore follows that the proposal accords with Policy 1 of the Dundee Local Plan Review 2005.

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 the views of the objector.

The objector is concerned that the proposal will lead to parking difficulties as the proposed extension would be built on the existing driveway. As discussed above, a parking space would be retained in front of the proposed extension, and it is therefore considered that the proposal is acceptable in terms of parking provision. Therefore the objectors claim that the proposal would create parking problems in the area cannot be supported.

The objector states that the proposed extension would cause problems for getting the wheelie bin from the rear of their property onto the street for collection. The proposed extension

would be built entirely within the boundaries of the curtilage of the applicant's house and therefore would not impinge on the neighbour's property. Accordingly, this matter is not a material consideration in the determination of the application.

The drainage of the property is a matter controlled through other legislation and is not a material consideration in the determination 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. It is therefore recommended that planning permission be granted with conditions.

Design

As discussed above it is considered that the design of the proposed extension, including the finishing materials, is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposed extension accords with the provisions of Policies 1 and 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no material considerations that would justify the refusal of this planning application. It is therefore recommended that the application be APPROVED.

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 Notwithstanding that shown on the approved plans, the east elevation of the extension hereby approved shall not be finished with a white painted smooth render, but instead shall be finished with facing brick to match the existing facing brick finish of the house.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure that the proposed extension could be built.