

KEY INFORMATION

Ward Fairmuir

Proposal

Extension to south elevation of dwelling

Address

23 Kingsway Place
Dundee
DD3 8JY

Applicant

Mr & Mrs McInearney
23 Kingsway Place
Dundee
DD3 8JY

Agent

14 February 2006

Registered 14 Feb 2006

Case Officer S Johnson



Proposed House Extension in Kingsway Place

An extension to the south elevation of a dwelling is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with Policy 14 of the Dundee Local Plan Review 2005. It is considered that the objection submitted does not carry sufficient weight to justify refusal of the application. Therefore the application is recommended for **APPROVAL**

SUMMARY OF REPORT

- Planning permission is sought for an extension on the south elevation at 23 Kingsway Place, Dundee.
- One letter of objection was received from neighbouring residents on the grounds of overlooking and loss of privacy.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as it seeks to protect the amenity of neighbouring residents and the amenity of the area.
- It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The application has been amended to take account of the objection. Consequently, the views of the objector are not supported. There are no material considerations that would justify the refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a single storey extension on the south elevation of 23 Kingsway Place, Dundee. This house is a four bedroom dwelling with a lounge. The extension will provide a dining area and separate lounge. This extension will measure approximately 9.6 metres in length by 5.2 metres in width.

SITE DESCRIPTION

The site is located on the south side of Kingsway Place. It is a single storey semi-detached property. There is a driveway to the east of the dwelling and a large garden to the south with two garden sheds and a touring caravan along the boundary. There is a mixture of one and half storey semi and detached properties with large driveways in the area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2006

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

Dundee Local Plan Review

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 are 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 retrained and the design and materials respect the character of the existing building.

Scottish Planning Policies, Planning Advance 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. This proposed development is in line with these considerations.



SITE HISTORY

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



PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a surrounding neighbour. The valid grounds of objection are:

There will be overlooking; and

This will result in a loss of privacy.

Copies of the objections are available for inspection in the Members' Lounges and the issues 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

- a Whether the proposals are consistent with the provisions of the development plan; and if not
- b 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: Alterations and extensions to Houses seeks to protect the amenity of neighbouring residents. The proposed single storey extension is primarily on the rear elevation and so will not affect the prominent elevation of the house.

The east elevation is the primary concern in terms of overlooking and privacy. The proposed extension originally had a double window and door. There is evidence of a door being here previously. The neighbouring property to the east has one relatively small window. Due to the location of this neighbouring window and the presence of a timber fence between the properties it is considered that there will be no significant loss of daylight, sunlight or privacy for neighbours to the east of the property such as to warrant the refusal of this application. In addition, the applicant has agreed to remove the proposed window on the east elevation. Therefore there is no issue regarding overlooking or loss of

privacy. It is also considered therefore in terms of Policy 14 there will be no significant overlooking, loss of daylight or overshadowing as a result of this proposal.

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

The building work will be finished in white painted wet dash render to match the existing finish. The roof on the extension will have a slate roof to match the existing and the glazed units will be white UPVC. It is considered that the proposed extension has been designed to complement the existing house. The proposed finishing materials are acceptable for this dwelling. It is therefore considered that the proposed extension, by virtue of its size, scale, architectural form and finished materials, would not be detrimental to the character and appearance of the house and the area. It is considered that the extension would not have an unacceptable appearance in terms of Policy 14.

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

One letter of objection was received in respect of this application. The concerns of the objector are overlooking and loss of privacy. These issues have already been assessed in the context of Policy 14 of the Dundee Local Plan Review 2005 and it has been concluded that the proposal does not contravene the development plan in all these respects.

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

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 proposal complies with Policy 14 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.

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 Details of the finishing of the western elevation of the proposed extension 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 The proposed extension will be built without a proposed window on the east elevation as agreed on 14 March 2006 and in the amended plans which will be submitted prior to the commencement of the development.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 Although the plans submitted indicate a wet dash render finish and this is acceptable, it will not be possible to implement this finish without getting access to the adjoining property. If such access is denied then an acceptable alternative finish need to be proposed and approved before works are started on site.
- 3 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality