

KEY INFORMATION

Ward Balgillo

Proposal

Two storey extension on south elevation

Address

22 Carradale Drive
Dundee
DD4 0SH

Applicant

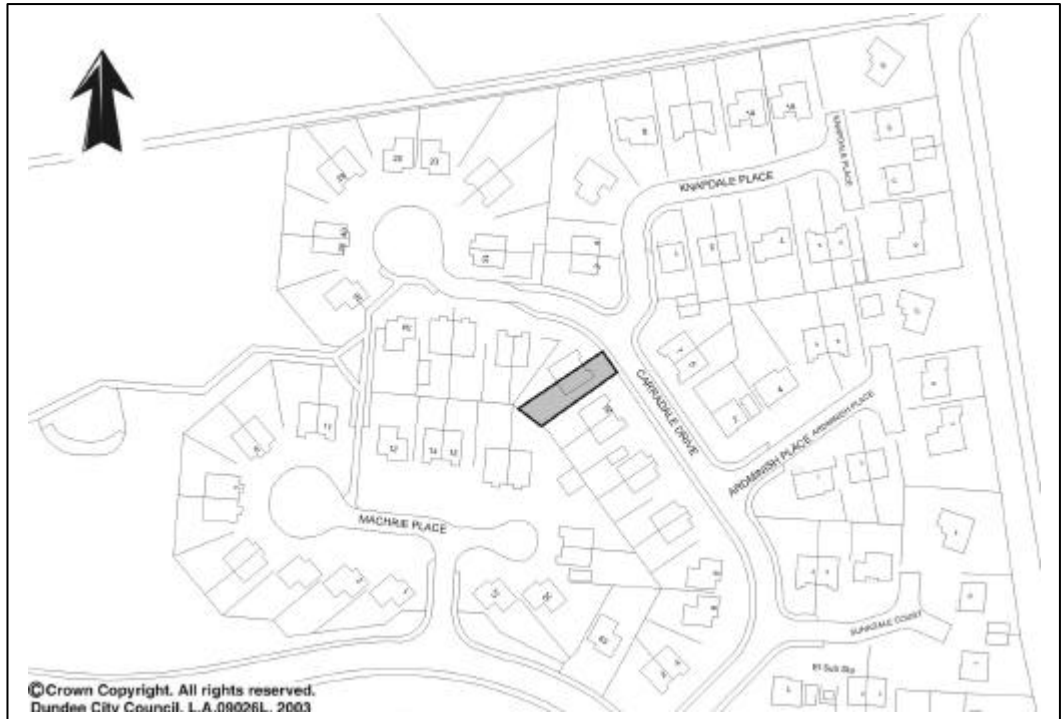
Mr Paul Mitchell
22 Carradale Drive
Dundee
DD4 0SH

Agent

Ernest McLaughlin
c/o Saltire Architectural
12 Castle Cary gardens
Dundee
DD4 0UH

Registered 6 Feb 2006

Case Officer Siobhan Johnson



Proposed Extension to Semi-Detached House Carradale Drive

A two storey extension on south elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. 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 a two storey extension on the south elevation of 22 Carradale Drive, Dundee.
- One letter of objection was received from a neighbouring resident on the grounds that due to the proximity to the boundary this would prevent the extension of the neighbouring property in future.
- 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 views of the objector are not supported because there is no physical reason why this proposal will prevent the future development of the adjoining property. And an alternative finish has been proposed should access be denied to the adjoining property. There are no material considerations that would justify the refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey extension on the south elevation of 22 Carradale Drive, Dundee. This house is a two bedroom dwelling with a living room. The extension will provide a new dining area and guest toilet on the ground floor and two additional bedrooms on the second floor. This extension will measure approximately 8.7 metres in length by 2.8 metres in width.

SITE DESCRIPTION

The site is located on the west side of Carradale Drive. It is a two storey semi-detached property with parking within the curtilage to the south of the dwelling. There is a small garden area with decking to the rear of the property. This is a residential area where the majority of properties are two storey semi-detached dwellings with parking within the curtilage.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review

The following policy is 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 is 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 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

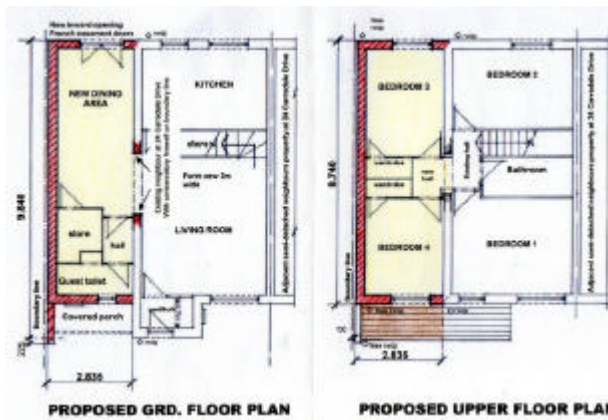


PROPOSED FRONT ELEVATION 1:100

determination of this application

Non Statutory Statements of Council Policy

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



PROPOSED GRD. FLOOR PLAN

PROPOSED UPPER FLOOR PLAN

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 neighbour. The valid grounds of objection are:

Due to the proximity to the boundary the proposal would prevent the extension of the neighbouring property in future.

Copies of the objection 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.

In terms of Policy 14 due to the design of the proposed extension it is not considered that there will be an adverse impact on the appearance of the prominent elevations of the house.

There will be no windows on the south elevation which will be the elevation adjacent to the neighbouring property and due to the location of the other proposed windows on the north and west elevations, it is considered that there will be no significant loss of daylight, sunlight or privacy for neighbours to the south of the property to warrant the refusal of this application.

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

The roof on the extension will have tiles 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 finishing 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:

One letter of objection was received in respect of this application. The main issue with this proposal is the proximity to the neighbouring boundary and whether it will prevent the future development of the neighbouring property. There is no physical reason why this proposal should impose any restriction on the neighbouring property being able to propose an extension to their property.

The building work from ground level to first floor will be finished in facing brick to match the existing. From first floor to roof level will be rendered to match the existing finish. However, if access can not be gained to the neighbouring property to render the extension then as stated in the correspondence received on 21 March 2006, the gable will be finished using full facing brick.

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 objection does not carry sufficient weight to merit refusal of the application. However, a condition should be attached to ensure that, if access can not be gained to the neighbouring property that an acceptable alternative finish is approved before works are started on site.

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 finishing of the south 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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 Although the plans submitted indicate from ground level to first floor will be finished in facing brick to match the existing and the first floor to roof level will be rendered to match the existing 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 approved before works are started on the site.