

KEY INFORMATION

Ward Craigiebank

Proposal
Extension on East Elevation

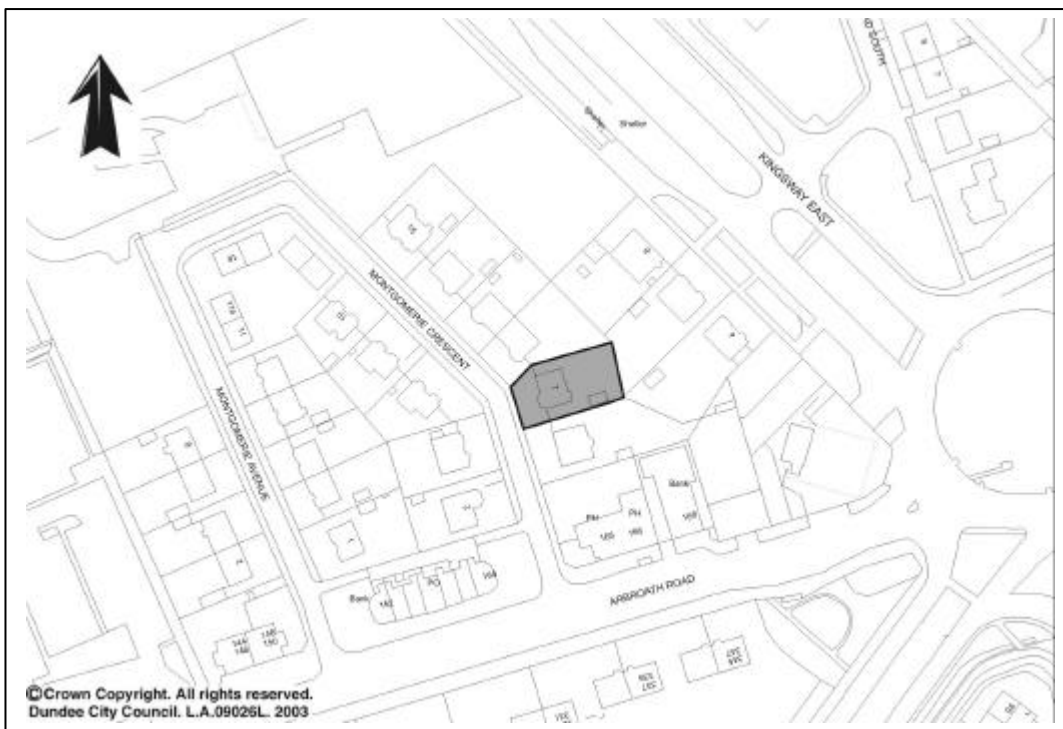
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Applicant
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Registered 27 Mar 2006

Case Officer S Johnson



Single Storey Extension Proposed in Montgomerie Crescent

The extension on East 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 single storey extension on the east elevation of 7 Montgomerie Crescent, Dundee.
- One letter of objection was received from a neighbouring resident on the grounds that due to the height of the extension it will overshadow their garden.
- 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 it is considered that as this is a single storey extension it will have minimal impact on the neighbouring property. 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 east elevation of 7Montgomerie Crescent, Dundee. The extension will provide a separate larger lounge area. It will measure approximately 4.3 metres in length by 4.1 metres in width.

SITE DESCRIPTION

The site is located on the east side of Montgomerie Crescent. It is a one and a half storey detached dwelling with a separate garage and parking within the curtilage to the south of the building. There is a reasonable garden area to the rear of the property. This is a residential area with a mixture of one and one and half storey detached dwellings with separate garages and parking provided 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 determination of this application.

Non Statutory Statements of Council Policy

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

Dundee City Council Development Quality Committee

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.



east elevation proposed

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:

The extension will overshadow the neighbouring garden.

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.

The main issue for consideration is whether as a result of this extension there will be overshadowing of the property to the north. There is an existing wall (approximately 2metres in height at the highest point) to the north on the dividing boundary. The neighbouring property also has a garage immediately adjacent to this wall. As this is a single storey development and due to the design of the proposal, there will be minimal impact in terms of overshadowing on the neighbouring property. It is considered that there will be no significant loss of daylight,

sunlight or privacy for neighbours to the north of the property to warrant 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 match the existing. 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 overshadow the neighbouring garden. As stated previously as this is a single storey extension it is considered that there will be no unacceptable loss of daylight or privacy as a direct result of this proposal.

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.

RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.