

KEY INFORMATION

Ward Balgowan

Proposal

Extension to dwelling house

Address

3 Pitreavie Place
Dundee
DD3 9ED

Applicant

Mr and Mrs D Mitchell
3 Pitreavie Place
Dundee
DD3 9ED

Agent

Charles Mackie Architect
364 Perth Road
Dundee
DD2 1EN

Registered 17 Mar 2006

Case Officer S Cooper



House Extension Proposed at Pitreavie Place

The extension to a dwelling house is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation.

RECOMMENDATION

It is considered that the proposed extension accords with the provisions of Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no other material considerations that would justify the refusal of this application. Accordingly, it is recommended that the application be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- The proposal is for the erection of a one and a half storey extension on the east gable of the house.
- The application raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection has been received relating to overshadowing from the proposed extension.
- It is considered that the proposed extension accords with the provisions Policy 14. The views of the objector are not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of a one and a half storey extension on the east gable of the house. The first floor of accommodation, comprising of a bedroom and shower room, would be in the roofspace. There would also be a dining room and garden room at ground floor level. The extension would be built within 500mm of the boundary with 59 Baldovan Road.

The height of the ridge of the roof of the proposed extension would be the same as the height of the ridge of the roof of the existing house. The roof of the proposed extension would be the same pitch as the roof of the existing house and would be clad with tiles to match existing. The external walls would be rendered to match the external walls of the existing house.

SITE DESCRIPTION

The application relates to a semi-detached one and a half storey house, that is located within a predominantly residential area at 3 Pitreavie Place, Dundee. The property is bounded by residential properties to the east and west, by the road of Pitreavie Place to the north, and by open space to the south.

There is garden ground to the front and rear of the house, with a detached garage to the rear adjacent to the east 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 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.



FRONT (NORTH) ELEVATION

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 planning history of relevance.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification requirements. One letter of objection has been received.

The grounds of objection are:

Overshadowing to back garden and area to side of 59 Baldovan Road by virtue of the height of the proposed extension.

It is intended to comment on these issues in the "Observations" section of this report. Copies of these letters are available for inspection in the Members Lounges.

CONSULTATIONS

No adverse comments were made by consultees.

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 the main issues for consideration are impact on the appearance of the house or area in terms of the extensions design and materials, impact on the residential amenity of neighbouring properties, and the impact of any loss of garden area.

The proposed extension would have a fairly modest footprint. It is designed to reflect the design of the existing house and would be finished in

matching materials. However, given the proximity of the east gable of the proposed extension to the eastern boundary of the property, it would not be possible to apply the render finish without requiring access to the property to the east. As such it would be prudent to impose a condition on a grant of planning permission to require the finish of the east gable to be agreed in advance by the Planning Authority in order to ensure a satisfactory external appearance.

Subject to that condition it is considered that the design of the proposed extension is of an acceptable standard, in accordance with the provisions of Policy 14 of the Dundee Local Plan Review 2005.

In terms of the impact on the residential amenity of neighbouring residential properties the main issues are whether the extension would give rise to overlooking or a loss of daylight or sunlight received by those neighbouring properties.

There are no windows in the extension that would directly face other residential properties as there are no properties to the north and south within 18 metres, and there would be no windows formed in the east elevation. If any windows were to be formed in the east elevation they would face the gable of the neighbouring house of 59 Baldovan Road, which contains only 1 high level window at ground floor level. Otherwise the hard surfaced area to the side of 59 Baldovan Road is openly visible to public views from the public road and footpath of Pitreavie Place, and as such is not considered to benefit from a great deal of privacy. It would therefore be unreasonable in this case to place a condition removing the permitted development rights to form openings in the east gable of the extension.

In terms of sunlighting and daylighting it is considered that by virtue of the size and positioning of the extension it would not have any effect on the sunlight and daylight received by the neighbouring properties to the north and west.

It is considered that given the distance between the applicant's house and the neighbouring property to the east (59 Baldovan Road) the proposed extension would not significantly impact on the amount of daylight received by that property. In terms of

sunlighting, due to the orientation of the properties, the extension would not affect the sunlight received by no 59 in the morning or early afternoon. Furthermore, the area affected by any loss of late afternoon sunlight would be a narrow strip of land to the side of the house, and would not affect the garden to the rear of the house, or any south facing windows in the rear elevation. In such circumstances it is considered that the proposed extension would not result in a detrimental loss of sunlight or daylight received by any neighbouring residential properties.

The proposed extension would result in the loss of 1 car parking space and the use of the garage for car parking. However, the applicant states that 3 spaces would be retained. This represents a sufficient amount of car parking for the house.

It is therefore considered that the proposed development would not be detrimental to the residential amenity of any neighbouring properties, in accordance with the provisions of Policy 14 of the Dundee Local Plan Review 2005.

The proposed extension would have a modest footprint and would not result in the loss of more than 50% of the original garden ground. Accordingly it is considered that the proposal complies with this particular part 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 the views of the objector.

The objector is concerned that the proposed extension would result in a loss of sunlight and daylight, detrimental to the residential amenity of their property.

This issue is considered in detail above. It is concluded that the proposed extension would not result in a detrimental loss of sunlight or daylight received by the objector's property, or any other neighbouring residential property. Accordingly, the objector's view is not supported.

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

The proposed extension is designed to complement the design of the existing house and would be finished with matching materials. It is therefore considered that the design of the proposed extension is satisfactory.

CONCLUSION

It is considered that the proposed extension accords with the provisions of Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no other material considerations that would justify the refusal of this application. Accordingly it is recommended that the application be APPROVED subject to conditions.

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.

Reasons

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