

KEY INFORMATION

Ward Balgillo

Proposal

Alterations and extension to the West elevation to create a utility room and family area

Address

9 Colliston Drive
Broughty Ferry
DUNDEE

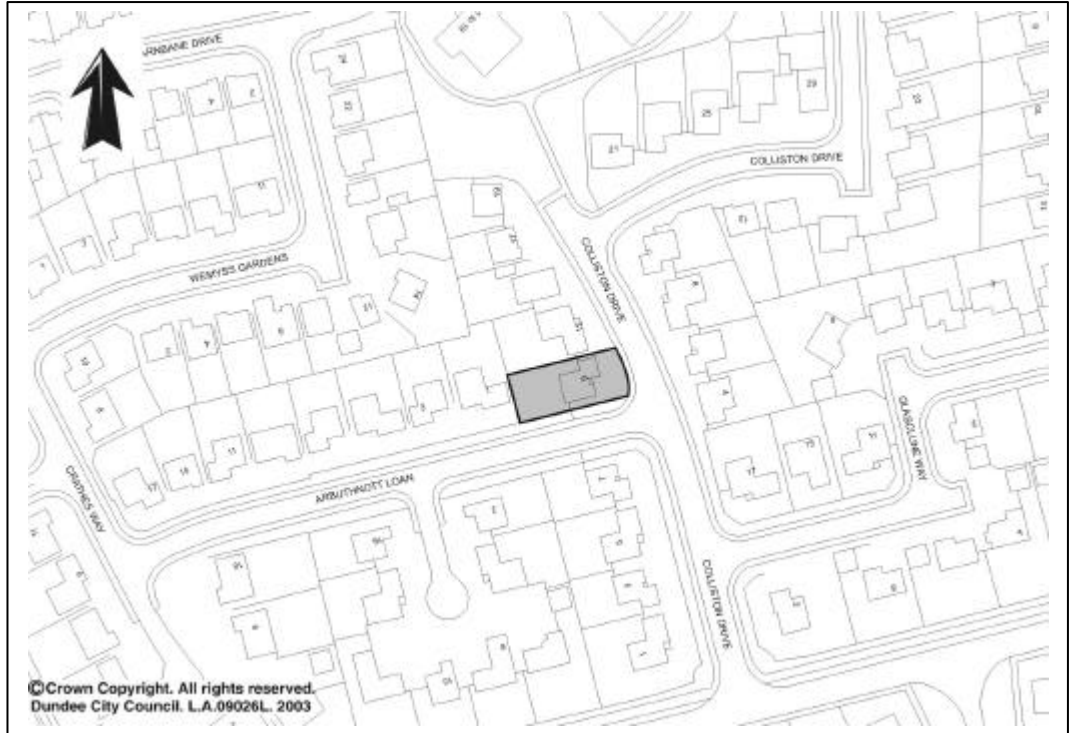
Applicant

Paul Mills
9 Colliston Drive
Broughty Ferry
Dundee
DD5 3TL

Agent

Registered 18 May 2006

Case Officer S Johnson



Proposed House Extension in Colliston Drive

The alterations and extension to create a utility room and family area 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 the 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 north elevation of 9 Colliston Drive, Broughty Ferry.
- One letter of objection was received from a neighbouring resident on the grounds that this extension will compromise the retaining wall's retention capability; overlooking and the new side door to the garage can not practically be used without access to the property at 11 Colliston Drive.
- 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 west elevation of 9 Colliston Drive, Broughty Ferry Dundee. The extension will provide a new family area and a new utility room. It will measure approximately 6 metres in length and 2.5 metres in width.

SITE DESCRIPTION

The site is located on the west side of Colliston Drive. It is a large two storey detached dwelling with an integral double garage and parking within the curtilage. There is a reasonable garden area to the front and a larger area to the rear. This is a residential area where the majority of properties are large two storey detached dwellings with an integral double garage and parking within the curtilage of the property.

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 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

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 grounds of objection are:

Building this extension so close to the retaining wall will compromise the wall's retention capability.

Due to the existing differential in height between the properties this proposal will result in overlooking. As the existing fence is already 2.7 metres at the relevant point it would be impractical to heighten it to reduce the overview.

The new side door to the garage can not practically be used without access to the property at 11 Colliston Drive.

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

a 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 overlooking to the neighbouring property. The extension will be slightly over 1metre from the boundary to number 11 Colliston Drive. The original plans illustrated a raised decking area to the rear of the extension. In order to try and address the objector's concerns relating to potential overlooking the applicant has amended the plans by removing the raised decking area and a slabbed area at ground level with a step of 150mm from the patio doors will provided instead. However, the objector has maintained their objection. It should be noted that this householder could provide a patio area without requiring planning permission.

As this is a single storey development and due to the design of the proposal, there will be minimal impact in terms of overlooking on the neighbouring property. The north elevation will have no windows other than two velux windows in the roof. And it is proposed to move the existing garage door to the north to allow for pedestrian access only. It is considered that there will be no significant loss of 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 be pitched and the new tiles will match the existing. The finishing materials will be basecourse and roughcast to match the existing and the French doors will be stained timber to 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 have an adverse impact in terms of privacy. As stated previously, this is a single storey extension with no new glazing on the north elevation other than two velux windows in the roof. And as the patio area will be at ground level, it is considered that there will be no unacceptable loss of privacy as a direct result of this proposal.

In relation to the effect this proposal will have on the retaining wall this is not a planning issue but rather a building standards consideration which will be taken into account before issuing a building warrant.

The objector is concerned that the door on the north side of the garage will not be useable without gaining access to 11 Colliston Drive. The installation of this door does not require planning permission. As the site has a path approximately 1metre wide along the north side it would not appear necessary to access the garage by first gaining access from the neighbouring property (No.11 Colliston Drive). For

the avoidance of doubt, the granting of planning permission does not confer any rights to access neighbouring land.

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 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 38 of the Town and Country Planning (Scotland) Act 1997.