

KEY INFORMATION

Ward West Ferry

Proposal

First floor extension to west elevation of House

Address

14 Strathspey Place
Broughty Ferry
Dundee

Applicant

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Registered 4 Sept 2006

Case Officer S Johnson



Extension Proposed to House in Strathspey Place

A first floor extension to the west elevation of a house 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 objections submitted do 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 first floor extension on the west elevation of 14 Strathspey Place, Broughty Ferry.
- 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.
- Three letters of objection were received from neighbouring residents on the grounds that the proposed extension will lead to a loss of sunlight, privacy and residential amenity, over development of site, the number of vehicles at this dwelling, inaccurate drawings and absence of a block plan.
- It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objectors are not supported because it is considered this extension 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 first floor extension on the west elevation of the house at 14 Strathspey Place, Broughty Ferry, Dundee. The proposed extension would provide an additional en-suite bedroom, an en-suite facility for an existing bedroom, an extended hall area and a new study.

The proposed extension would have a pitched roof clad with tiles to match those on the existing house. The external walls would be rendered to match the external walls of the house. There would be no additional windows as a result of this proposal.

SITE DESCRIPTION

The application site is located on the west side of Strathspey Place. It is a large two storey detached dwelling with an integral garage and parking within the curtilage for six cars. There is a large garden to the rear of the property and a reasonable sized area to the front of the dwelling. This is a residential area with a mixture of two storey and one and a half storey semi-detached and detached dwellings. Most have parking within the curtilage.

POLICY BACKGROUND

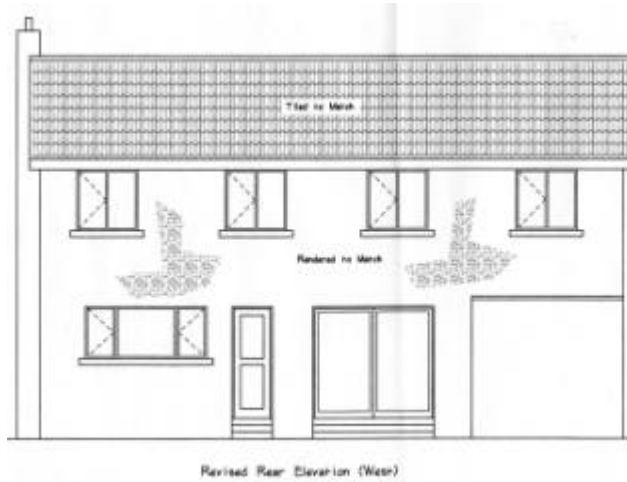
Dundee Local Plan Review 2005

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.

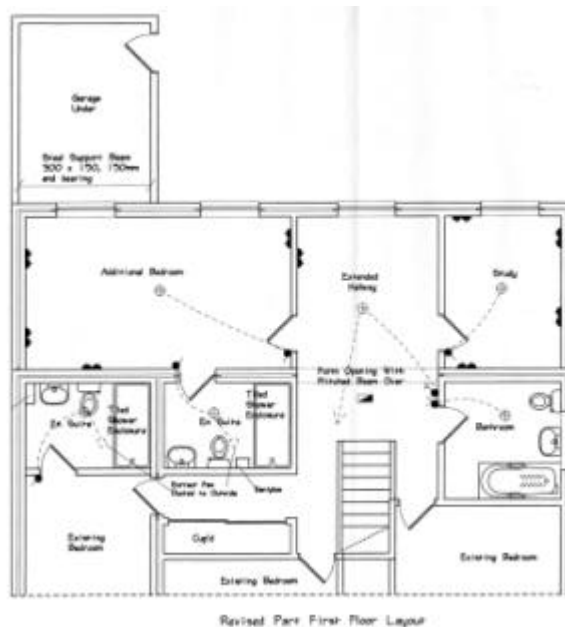
Scottish Planning Policies, Planning Advice Notes and Circulars

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.



SUSTAINABILITY ISSUES

The application raises no issues in terms of the Council's sustainability policies.

SITE HISTORY

There are two approved applications for this address. (Planning reference 88/13769/D Erection of car port). (Planning reference 96/22185/D Extension to west elevation). The extension to the west elevation has been implemented.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and three letters of objection were received from neighbouring residents. The grounds of objection are:

Loss of sunlight, privacy and residential amenity.

Over development of site which will result in the intensification of pressure on amenity, particularly car parking.

Concerned with the number of vehicles at this dwelling. The site is currently over occupied and consequently vehicles are parked on the pavement.

If the extension means more family and more cars this is unacceptable.

Inaccurate drawings and absence of a block plan.

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 as the extension is to the rear of the property on the first floor it is not considered that there will be an adverse impact on the prominent elevations of the dwelling.

The main issue for consideration is whether as a result of this extension there will be loss of privacy to the north. There are no windows on the south elevation of the neighbouring property. As part of this application it is proposed to install a new frosted window on the north elevation. This window does not require planning permission as it is permitted development. However, if this application is approved as a safeguard, a condition will be attached to ensure only frosted glass is used on this window. Therefore it is considered there will be minimal impact in terms of loss of privacy.

In terms of loss of sunlight, the neighbouring property to the north is set back approximately 3metres from the boundary fence. There is an existing fence (approximately 1.5metres in height) to the north of the site on the dividing boundary. The neighbouring property has two garden sheds immediately adjacent to the property boundary. The application site is approximately 1.5metres from the boundary. This extension will not reduce the distance to the boundary as the footprint of the property remains the same. As a result of this extension it is considered that there will be minimal impact to the neighbouring house in terms of overshadowing or loss of daylight as there is an existing two storey gable and single storey extension. It is possible that the proposed extension may result in a loss of sunlight at certain times of the day to the garden area of the neighbouring property. However, it is considered that due to the factors previously mentioned that this is not sufficient to justify the refusal of this application.

As this extension is for a first floor extension and there is no increase in the overall footprint of the dwelling there should be minimum impact on the useable garden ground.

The roof on the extension will be a pitched roof with tiles to match the existing, the finishing materials will be rendered to match the existing and the glazed units will also match the existing. It is considered that the proposed extension has been designed to complement the design of 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:

Three letters of objection were received in respect of this application. The main issues relating to loss of sunlight and privacy have been covered in the development plan section above. The other issue raised by the objectors is the car parking pressures. The Dundee Local Plan Review 2005 Appendix 1 requires that a suburban house with three or more bedrooms provides at least 2 spaces and a garage or space for one. Currently, there are six spaces within the curtilage of this dwelling including a large integral garage. There would appear to be ample car parking provision at this location. It is not considered that as a result of this extension, to provide an additional bedroom on the first floor, there will be a decrease in the amount of parking available. The objectors appear to be expressing their concerns over an existing parking problem. There is separate legislation to deal with parking issues.

One of the objectors has stated that some of the drawings were inaccurate and there was a no block plan. It should be noted that amended plans have been submitted on 11 October 2006. A block plan is not required on this occasion as this is an extension to the first floor. Therefore the footprint of the building will not increase as a 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 objections do not carry sufficient weight to merit refusal of the application. Should Members be minded to grant approval it is suggested that a condition be imposed to ensure that the new window on the north elevation will be frosted glass only.

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 The proposed window on the north elevation shall be glazed and re-glazed in frosted glass only as illustrated on the plans dated 11 October 2006.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no additional windows other than that which is to be installed as part of this application shall be installed on the north elevation.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To protect the privacy enjoyed by the occupiers of the dwelling to the north of the site.
- 3 To protect the privacy enjoyed by the occupiers of the dwelling to the north of the site.