

**KEY INFORMATION**

**Ward** Lochee West

**Proposal**  
Alterations and extensions to dwelling

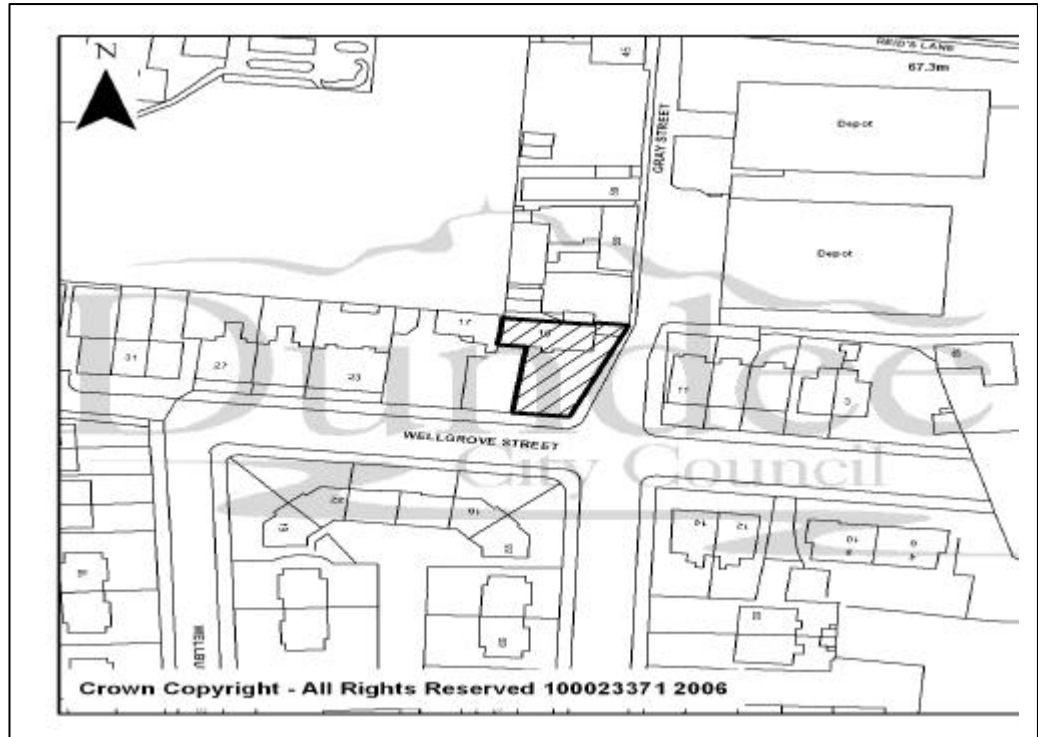
**Address**  
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**Applicant**  
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**Registered** 15 Sept 2006

**Case Officer** G S Reid



## Residential Extension to House in Wellgrove Street

Alterations and extensions to a dwelling is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed development is in accordance with the policies of the development plan.

The application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for a two storey extension on the east elevation and single storey entrance porch on the south elevation at 15 Wellgrove Street.
- It is considered that the proposed development raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- A single letter of objection was received to the proposed development. The main issue raised was that the stair window would overlook the kitchen, porch, and bedroom of the property to the east. The objector advised that they did not object to the rest of the building alteration and extension.
- It is considered that the proposed development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the provisions of the development plan

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey extension on the east elevation and single storey entrance porch on the south elevation at 15 Wellgrove Street.

The proposal involves the removal of the existing single storey extension to the east of the house.

The proposed two storey extension is to accommodate a kitchen/dining room, bathroom and hall on the ground floor and a bedroom and living room on the first floor. There is also a hall and stairway in the extension. The extension is to be linked to the existing house internally via a door between the kitchen and hallway. There is no internal link at the upper level. The single storey extension is to form a new entrance porch on the south elevation.

The extensions are to be finished in materials to match those of the existing house.

## SITE DESCRIPTION

The application site is located at the north west corner of the junction between Gray Street and Wellgrove Street. The house is a two storey semi-detached property with garden ground to the south. The house is finished in wet dash render to the walls and natural slate to the roof. To the south, east and west are residential properties and to the north are commercial operations.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

#### **Policy 14: Alterations And Extensions To Houses**

Proposals to alter or extend existing dwellinghouses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d 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

There are no specific sustainability policy implications arising from this application

## SITE HISTORY

There is no site history of relevance to the consideration of the application.

## PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. A single letter of objection was received to the proposed development. The main issue raised was that the proposed stair window would overlook the kitchen, porch, and bedroom of the property to the east. The objector advised that

they did not object to the rest of the building alteration and extension.

A copy of the letter of objection is available in the Members' Lounges and the concerns raised are addressed in the Observations section of the Report.

## CONSULTATIONS

No adverse comments were received from any of the statutory 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.

Policy 14 (Alterations and Extensions to Houses) is relevant to the consideration of this application. Policy 14 advises that proposals to alter or extend existing dwellinghouses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

In terms of the impact on the appearance of the house it is considered that the design of the extensions has paid due regard to the scale and massing of the existing house. The finishing materials also match those of the existing house. As such it is considered that the proposals would complement the appearance of

the prominent and other elevations of the house.

The two storey extension to the east maintains the existing building line of both the south and north elevations of the existing house. It is considered that given the position of the extension relative to the house and the house to the neighbouring properties no significant levels of loss of sunlight/daylight would result. Given the location of the single storey extension it is also considered that no significant levels of loss of sunlight/daylight would result.

There are to be new windows in the south and east elevation of the two storey extension and windows in the single storey porch. Given the location of the porch extension it is considered that it would not result in any loss of privacy to neighbours. The windows in the two storey extension all face south with the exception of the stair window. It is considered that the windows facing south would not result in the loss of privacy to any neighbours. The stair window is slightly elevated and could lead to some overlooking of the property to the east. In order to ensure that there is no significant loss of privacy suffered by the property to the east it is considered that a condition should be attached to permission, if granted, to glaze the stair window with obscure glass.

Given that the two storey extension is replacing an existing extension it only involves a small proportion of useable garden ground. The porch also involves only a small portion of useable garden ground. The proposal would result in more than 50% of the original useable garden area being retained.

The proposals utilise materials to match the existing house and the design respects the scale and massing of the original house. It is considered that the design and materials respect the character of the existing building

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:

A single letter of objection was received to the proposed development. The main issue was that the proposed

stair window would overlook the kitchen, porch, and bedroom of the property to the east. The objector advised that they did not object to the rest of the building alterations and extensions. As outlined above it is intended to impose a condition requiring the stair window to be glazed with obscure glass. It is considered that this would address the issue of any potential loss of privacy likely to be suffered by the objector.

The proposal includes a livingroom and bathroom as well as bedrooms. The only connection to the original house is via the new kitchen/dining room. To ensure that the proposed extension does not operate as a separate dwelling conditions should be attached to permission, if approved, ensuring that the internal connection is maintained and that the use remains ancillary to the main house.

It is concluded from the foregoing that there are no 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

The design of the two storey extension matches the scale and massing of the original house. The porch is a small scale extension that is considered to be of an appropriate design for the house. The proposal also utilises materials to match the existing house. It is considered that the proposed extensions are of an acceptable quality of design.

### CONCLUSION

It is considered that the proposed development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the provisions of the development plan

### RECOMMENDATION

It is recommended that consent 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 extension shall not be used other than by members of the same family occupying the existing dwelling and shall in no case be used as a separate dwelling.
- 3 The proposed internal link doors shown on drawing No 560806 1/2/A between the proposed extension and the existing house shall remain available at all times and shall not be blocked up.
- 4 The stair window on the east elevation of the proposed two storey extension shall be glazed and re-glazed in obscure glass only.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the extension is not used in a manner prejudicial or likely to cause nuisance to the occupiers of nearby properties.
- 3 To ensure that the proposed extension does not operate as a separate residential unit (outwith the main family unit).
- 4 To ensure that there is no significant loss of privacy to the neighbouring property to the east.