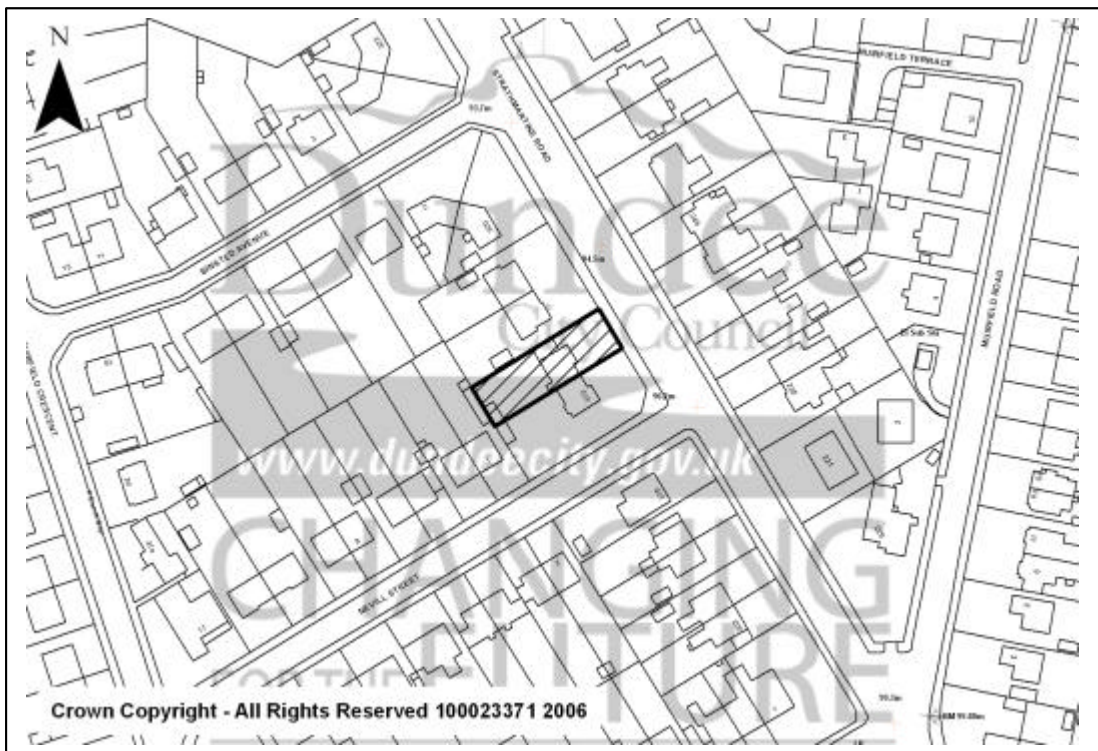


KEY INFORMATION

Ward Coldsid

Proposal

Single storey extension to rear

Address314 Strathmartine Road
Dundee
DD3 8QG**Applicant**Mr Rashid
314 Strathmartine Road
Dundee
DD3 8QG**Agent**The Lindsay Gray/Alan
Beaton Partnership
7 Ward Road
Dundee
DD1 1LP**Registered** 15 Dec 2006**Case Officer** D Gordon

Residential Extension Proposed in Strathmartine Road

A single storey extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The application seeks retrospective permission to erect a small extension on the rear elevation of a dwelling house. The proposal is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify the refusal of this development contrary to this policy. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- This application was deferred from the Development Quality Committee on 26th February 2007 in order to allow an opportunity for further discussions to take place between the applicants and an adjacent occupier on access arrangements to allow the completion of the south wall of the proposed extension. It is understood that this matter has now been fully resolved.
- Retrospective planning permission is sought to erect a small kitchen extension on the rear elevation of a semi-detached dwelling house. The extension measures 6 sq. m. in size and is flat roof in design.
- The proposal falls to be considered under the terms of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.
- An objection to the proposal has been received from an adjacent resident. A detailed up-date on this matter can be viewed in the 'Public Participation' and 'Observations' sections of this report.
- The proposals are considered to be in accordance with Policy 14 of the adopted local plan and there are no material considerations which would justify the refusal of the application contrary to this policy.

DESCRIPTION OF PROPOSAL

The application seeks retrospective permission to erect a small, flat roof kitchen extension on the west elevation (rear) of a semi-detached 2 storey dwelling house. The extension measures approximately 6 square metres in area (1.5 metres x 4 metres) and is finished in roughcast to match the existing house.

Planning permission is required for this minor extension by virtue of the grant of previous planning permissions to extend the property (see Site History Section below).

SITE DESCRIPTION

The site is located on the west side of Strathmartine Road and forms the northern half of a semi-detached pair of substantial dwelling houses. The property accommodates garden ground both to the front and rear of the building with vehicular access being taken from Strathmartine Road to the east. The property has been previously extended.

The surrounding area is predominantly residential in character.

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

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

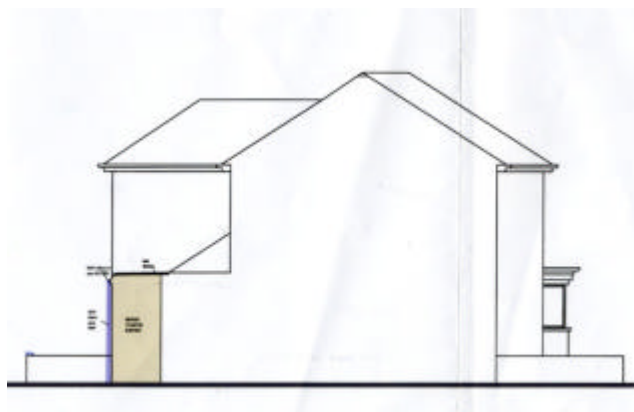
- the design and materials respect the character of the existing building.

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

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

01/30025/FUL - Extension to Dwelling - Application withdrawn 29.08.2001

02/00190/FUL - Extension to Dwelling (Re-submission) - Approved 30.05.2002

04/00390/FUL - Extension to Dwelling - Approved 28.05.2004.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. One objection to the proposed development has been submitted from an adjoining occupier. The main valid issues raised relate to:

- overdevelopment of the site;
- the appearance of the new extension; and

- the structure is not being developed in accordance with the submitted plans.

A copy of this objection can be viewed in the Members Lounges. It is intended to comment on the above matters raised in the Observations Section of this report below.

However, the Members are advised that the objector to the planning application died in April 2007 and the house has now been sold. The matter relating to access arrangements to continue works to the extension have been resolved between the new owner and the applicants and the finishing works to the south wall have now been completed.

CONSULTATIONS

There have been no adverse comments received from any of the consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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

The proposal under consideration seeks retrospective permission for the erection of a small kitchen extension (6 square metres in size) on the rear elevation of the dwelling house. Normally small extensions of this size are permitted development. However, in this instance, as the property has been extended previously this new structure requires the benefit of consent.

The proposal falls to be considered under the terms of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local plan 2005. This policy seeks to support proposals where there will be no adverse impact on the appearance of the existing

house, there is no significant loss of sunlight, daylight or privacy to the neighbouring properties, where more than 50% of the garden area will be retained and where the design and materials respect the character of the existing house. It is considered that, due to the size, scale, design, appearance and materials of the proposal, the extension is in full accordance with the requirements of Policy 4.

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:

Views of the Objector. Following the death of the objector in April 2007, the executors of his estate did not formally withdraw the submitted objection to the proposal. Consequently the views expressed in this objection letter are still considered to be a valid material consideration. However, as indicated in the 'Public Participation' section of this Report above, the finishing works to the extension have now been completed with the agreement of the new owner of the objectors' property.

- 1 The proposal represents an overdevelopment of the site.

It is the case that this property has been extended in previous years. The cumulative affect of these extensions on the character of the house was considered by this Council at the time of the determination of the various planning applications for such works. It is considered that the provision of an additional small extension of 6 square metres on the rear of the property does not constitute an overdevelopment of the site.

- 2 The appearance of the new extension

The proposed extension is located on the rear elevation of the dwelling. The structure measures approximately 4m x 1.5m and is finished in materials to match the existing house. The site of the extension is well screened although the south wall, which measures 1.5 metres in length, is located on the mutual boundary between the applicant and the objector. However, this wall is

partially screened from the adjoining property by an existing wooden boundary fence. It is considered that design details submitted for consideration area acceptable.

- 3 The development is not being completed in accordance with the submitted plans.

It is considered that the extension, with the exception of very minor differences, has been constructed in accordance with the application drawings.

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

The proposed small flat roof extension on the rear elevation of the property is considered appropriate as it will not significantly detract from the appearance or character of the building.

CONCLUSION

The proposed minor extension on the rear elevation of the house is considered to be appropriate in design and the will not detract from the environmental qualities currently enjoyed by surrounding occupiers. It concluded that the development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations which would justify the refusal of this application contrary to this Policy.

RECOMMENDATION

It is recommended that consent 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.