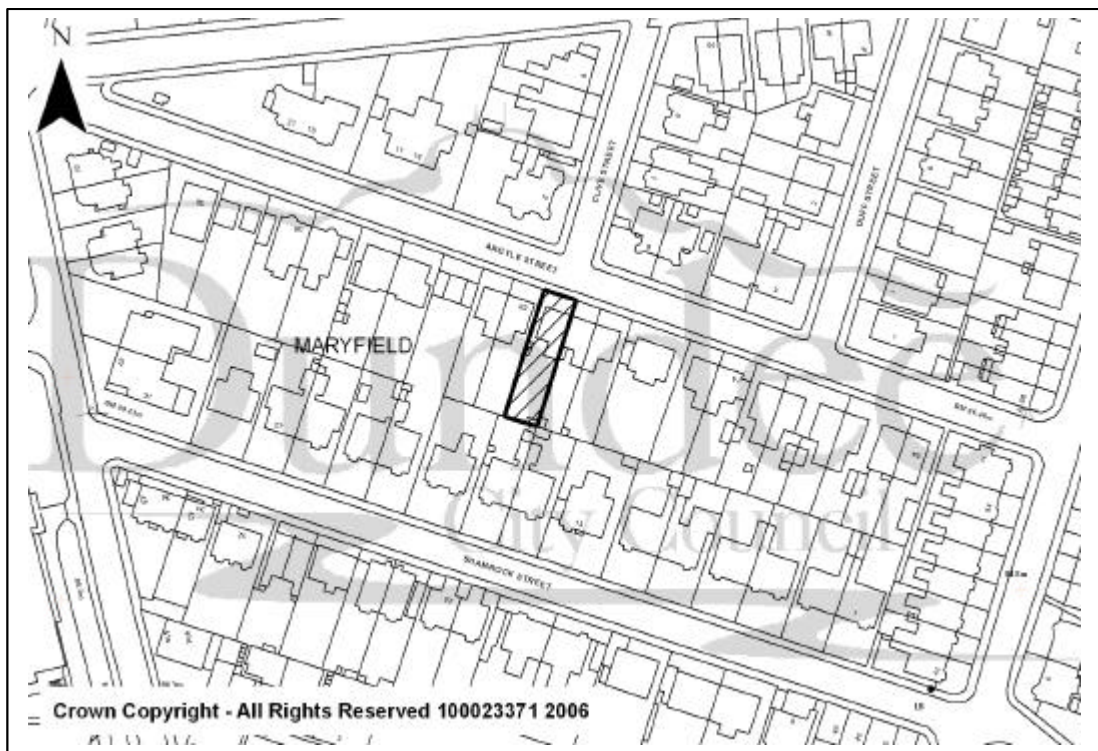


KEY INFORMATION**Ward** Baxter Park**Proposal**

Extension of Garden Storage Building

Address24 Argyle Street
Dundee
DD4 7AL**Applicant**Mr & Mrs W Anderson
24 Argyle Street
Dundee
DD4 7AL**Agent**P H Rennie
48 Meadowside
Dundee
DD1 1EF**Registered** 8 Feb 2007**Case Officer** Julie Young

Garden Storage Sought at Rear of House

The extension of the garden storage building is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policies 14 and 61 of the Dundee Local Plan Review 2005. It is considered that the objection does not carry sufficient weight to merit refusal of the application. Accordingly, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the extension of a garden storage building at the rear of a dwelling at 24 Argyle Street, Dundee.
- One letter of objection was received from an adjacent neighbour with concerns about the materials and height of the proposed building.
- Policies 14 and 61 of the Dundee Local Plan Review 2005 are of relevance to the determination of the application and they seek to ensure that the amenity of the area and amenity of neighbours is protected and that all development proposals preserve or enhance the character of the surrounding area.
- The proposal is considered acceptable and will not adversely affect the character of the conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension to a garden storage building at the rear of a house at 24 Argyle Street, Dundee. The proposed materials are concrete facing block walls, timber painted door and window frames and flat felt roof. The dimensions of the garden storage building are 8.7m wide by 2.2 long and 2.2m high.

SITE DESCRIPTION

The application site is located within a Conservation Area on the south side of Argyle Street. The dwelling is a stone-built 2 storey semi-detached house. The garden storage building has already been built in the rear garden. There are 1.8m high brick walls along the east and west boundaries.

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 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.

Policy 61: Development In Conservation Areas - Within Conservation Areas all development proposals will be expected to preserve or enhance the character of the

surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

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 application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident to the south on the grounds of the adverse visual impact due to the materials and height proposed.

Copies of the objection letter are available for viewing in the various Members' Lounges and the grounds of objection will be discussed in detail 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
- 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 of the Dundee Local Plan Review 2005 states that alterations will be acceptable where they do not adversely affect the amenity enjoyed by surrounding residents, the design and materials respect the character of the existing building and more than 50% of the original useable garden area will be retained.

The garden storage building is located at the far end of the rear garden and will only extend approximately 200mm above the boundary wall. The materials blend in with the surrounding stonework and the flat roof minimises the overall height and visual impact. It is considered that this will not adversely affect the visual appearance of the area and will not affect the amenity enjoyed by neighbouring residents. Sufficient garden ground will remain with the property. Therefore the proposal complies with Policy 14.

Policy 61 states that development proposals will be expected to preserve or enhance the character of the surrounding area. The materials of the store are considered acceptable for this location to the rear of the building,

which is located in a conservation area. It is considered that the character of the area is preserved by the proposal.

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:

Objections - one letter of objection was received from a neighbouring resident to the south on the grounds of the adverse visual impact of the proposal on the immediate area due to the use of materials and height. It has been discussed above that there will be no adverse visual impact on the character of the area. The materials are considered satisfactory at this location on the rear garden. The height is only single storey and there is an existing boundary wall along the south and only a minimal section of the top of the building will be visible above the wall. It is not considered to have an adverse impact on the amenity of neighbouring residents. Therefore the objections cannot be supported in these circumstances.

Section 64 of the Planning(Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

This matter has already been discussed under Policy 61 of the Dundee Local Plan Review 2005 and it is considered that the proposed house will enhance the character of the conservation area.

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 proposal has been designed to blend in with the local area and character of the conservation area, which is considered acceptable.

CONCLUSION

The proposal is considered acceptable and complies with Policies 14 and 61 of the Dundee Local Plan Review

2005. It will not have an adverse impact on the amenity of the area and so the objection is not supported. The character of the conservation area will be preserved.

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.

Reason

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