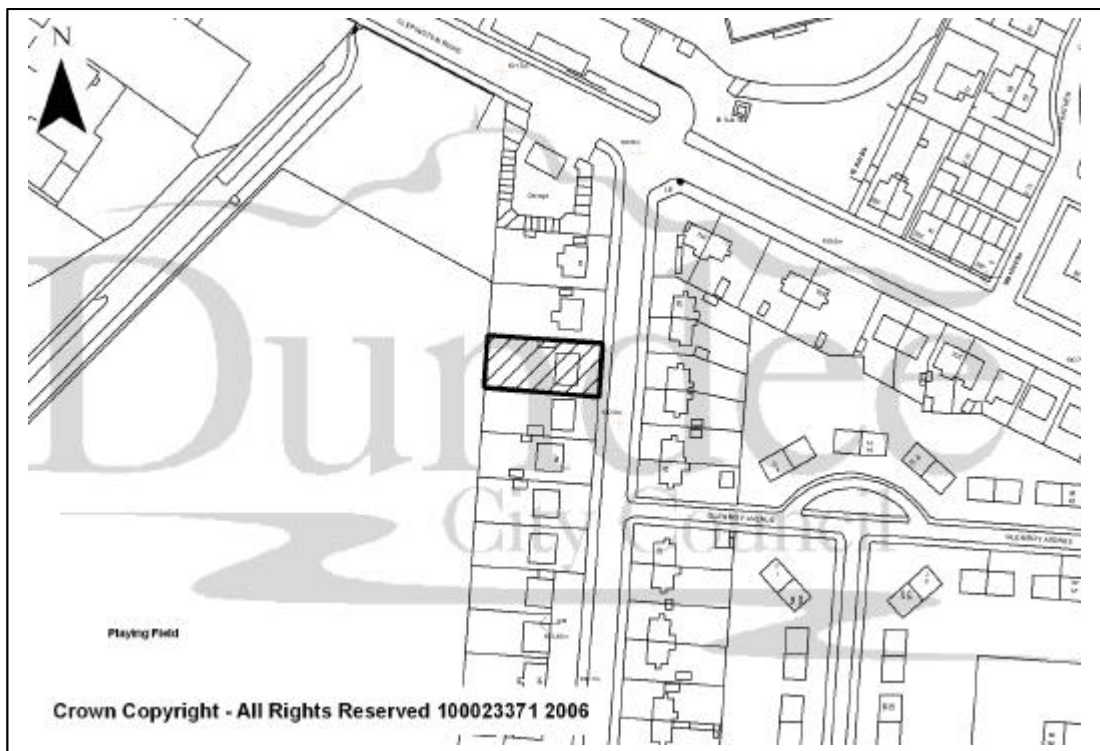


KEY INFORMATION**Ward** Lochee East**Proposal**

Alterations to roof to provide pitched roof and dormer

Address68 Johnston Avenue
Dundee
DD3 8EZ**Applicant**Mr & Mrs Docherty
68 Johnston Avenue
Dundee
DD3 8LZ**Agent****Registered** 22 Feb 2007**Case Officer** Wendy Ferry

Dormer Extension Proposed for House in Johnston Avenue

The alterations to roof to provide pitched roof and dormer are **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed alterations and extensions are acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to alter the roof of a dwelling house to provide a pitched roof and dormer at 68 Johnston Avenue, Dundee.
- The proposed extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the south. The main issue relates to privacy at the rear. The objection is not supported.
- It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the submitted objection that would justify refusal of this application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought to alter the roof of a dwelling house to provide a pitched roof and dormer at 68 Johnston Avenue, Dundee. A bedroom, en-suite and hall accommodation are to be provided. The proposed alterations to the roof will include a dormer extension to the west elevation to provide an en-suite. There will be two velux windows to the south, two velux windows to the north and one velux window to the east elevation. One existing velux window on the north elevation is to be removed. The dormer is to have roughcast walls to match existing and the existing slates are to be reused for the dormer and main roof.

SITE DESCRIPTION

The application site is located to the west side of Johnston Avenue. It is a single storey detached dwelling. There is a large rear garden.

This is a residential area with a mixture of house types and styles. All dwellings on the west side of Johnston Avenue are similar to that of the application site. However many have dormers or other types of extensions.

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 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.

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

95/21160/D - Erection of single storey extension on west elevation of house - Approved 1995.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- Any windows to the rear of the property will cause overlooking to neighbouring dwelling.

CONSULTATIONS

No adverse comments were received from statutory bodies.

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 involves alterations and extensions to the roof of a dwelling house to form new hall and en-suite bedroom accommodation. It is considered that the proposed alterations are of a design that will not adversely impact on the prominent elevations of the house and will not detract from the character of the surrounding area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the

location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that the privacy of these properties will not be prejudiced by the provision of new windows. The new dormer is to provide en suite accommodation and consequently the window will be of obscure glass. It is intended to attach a condition to any permission granted that requires the window to be finished in obscure glass at all times. The plans also advise that the property is to provide new velux windows. These details, while mentioned on the submitted plans, are considered to be permitted development and consequently do not require the benefit of consent. Notwithstanding this, these windows are at high level and will not result in a reduction in privacy to adjacent properties.

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 relating to privacy has been discussed and discharged in the Observations section above.

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

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 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 window in the hereby approved dormer shall be glazed and re-glazed using obscure glass.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to protect the amenities of the occupants/owners of nearby adjacent properties in the locality