

KEY INFORMATION

Ward West End

Proposal

Two storey extension to rear (north elevation) of existing house

Address

Shabnam
Clarendon Drive
Dundee

Applicant

Mr & Mrs Okhai
Shabnam
Clarendon Drive
Dundee
DD2 1JJ

Agent

KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA

Registered 8 May 2007

Case Officer B Knox



Proposed Extension to House in Clarendon Drive

A two storey extension to an existing house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies with Policies 14 and 61. The objections are not supported in this instance. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of an extension to the rear of a large dwelling to provide additional habitable accommodation.
- Several letter of objection were received from nearby residents raising concerns relating to:
 - * The building size, design and materials are inconsistent with other houses in this conservation area.
 - * The roof design is incongruous and inconsistent with the roof of the existing dwelling.
 - * The size and design are more commercial/industrial and not in harmony with the designated conservation area.
 - * The proposed addition overshadows and overlooks the garden of Taygrove, 446 Perth Road and would shadow light from south and west.
 - * The intended balconies and windows overlook neighbouring gardens.
- It is considered that the application complies with Policy 14 Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey extension to the rear of an existing large dwelling. It would be located to the rear of the dwelling and would measure approximately 7.5 metres in width and be approximately 15 metres in length at the west side of the extension and approximately 18 metres in length to the east side of the extension. The proposal is of modern design and has a flat roof and utilises wet dash render to match the existing house with timber cladding for the wall finishes. One small balcony is proposed to the east elevation of the dwelling measuring approximately 1 metre in width.

SITE DESCRIPTION

The application property is a large detached dwelling with two stories plus attic. It is accessed from the Perth Road via a small access road, Clarendon Drive and is situated within the West End Suburbs Conservation Area. Pedestrian access is available from the north of the garden, whilst vehicular access is taken from the south. The site itself is comprised of different heights and gradients. The north of the site is garden area which is steeply sloping and the remainder of the site has a gentler gradient. There is vehicular access to the front of the dwelling which runs to the west side of the dwelling. A grassed garden area lies to the front of the dwelling. There is an existing garage on the site of the proposed extension which would be removed in order to facilitate it. There are some mature trees to the north of the site and the boundary with the property to the east, but these will not be affected as part of the proposals.

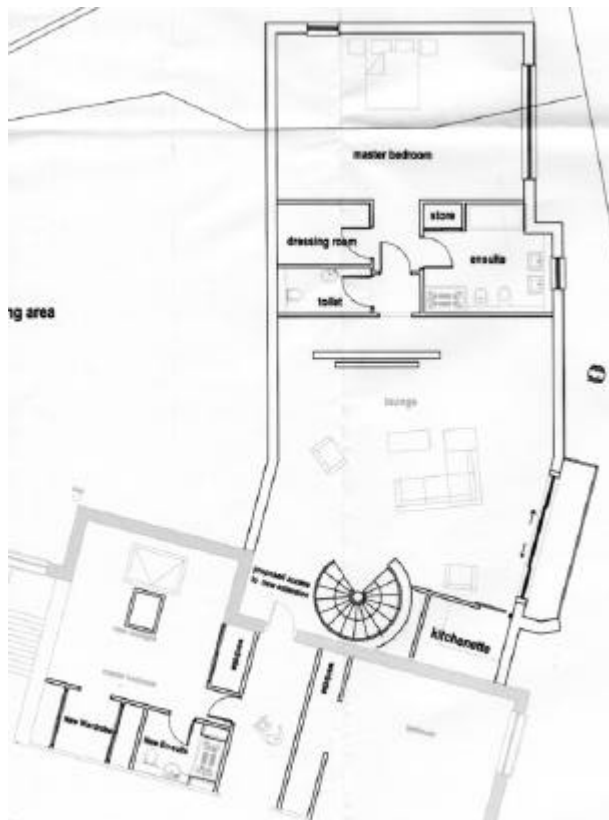
To the east of the dwelling are the gardens associated with 446 and 444 Clarendon Drive. These gardens are open to view and are not private. Due to the steep topography these gardens stretch approximately 50 metres from the respective dwellings and are at a considerably lower ground level than the associated dwellings.

The dwelling to the east boundary is a Category B Listed building.

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:

- 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

The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998

(Historic Scotland) is of relevance in 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 planning history of relevance.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and six letters of objection were received from three nearby residents. The main valid issues raised are:

- ? The building size, design and materials are inconsistent with other houses in this conservation area.
- ? The roof design is incongruous and inconsistent with the roof of the existing dwelling
- ? The size and design are more commercial/industrial and not in harmony with the designated conservation area
- ? The proposed addition overshadows and overlooks the garden of Taygrove, 446 Perth Road and would shadow light from south and west
- ? The intended balconies and windows overlook neighbouring gardens
- ? There is a nearby Listed Building which will be adversely affected in terms of setting and light of the gardens.

CONSULTATIONS

There were no adverse comments from any of the 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

In terms of Policy 14, the proposal is for works to the rear of the property and as such there will be no adverse impact on the prominent elevations of the dwelling. In addition to this, it is a secluded site and will only be readily visible from immediately adjacent properties. In this respect, it is considered that the proposal complies with this part of Policy 14.

Although larger in overall size, the extension would occupy the site of an existing garage. The existing dwelling

is approximately 8.5 metres in height and the proposal is approximately 5.5 metres high. The nearest property is approximately 12 metres from the edge of the proposed extension and is at a much higher ground level. It is therefore considered that the sunlight and daylight provision of the adjacent property and particularly of the garden area will not be significantly affected by the proposal.

As mentioned above, the adjacent gardens are open to view from all sides. There is open view from the application property across three garden areas to the east. There are currently windows serving habitable accommodation on the east elevation of the application dwelling which overlook the garden areas of the adjacent properties. It is considered that the proposal would result in no material change to the degree of privacy that these gardens contain. In addition to this, although original plans for the application indicated a roof terrace and additional balcony, the applicant has withdrawn these elements from the application in order to avoid overlooking problems. There is one small balcony proposed to the east elevation which measures approximately 1 metre in width. This does not constitute as a useable space and as such it is considered that they present no more opportunity for overlooking than windows.

The proposal does not utilise garden ground and as such all of the useable garden area associated with the property will be retained.

The proposed extension is modern in design and clearly does not attempt to replicate the appearance of the existing dwelling. In this respect it is considered that the proposal has a neutral affect upon the dwelling and the surrounding conservation area, in accordance with Historic Scotland's Memorandum of Guidance. The materials proposed comprise timber windows and doors to match the existing dwelling and wet dash render to the walls, both to match the existing dwelling. It is also proposed to use a cladding system to provide interest to the wall finish. This is considered to be acceptable subject to further details.

In accordance with Policy 61 it is considered that the proposal will preserve the character of the surrounding area and will not interfere

with features which contribute to the character of the surrounding area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

In accordance with the provisions of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of that area. As discussed above, it is considered that the proposal has a neutral effect upon the character and appearance of the conservation area and as such the terms of Section 64 of the Act can be discharged.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections:

- * The building size, design and materials are inconsistent with other houses in this conservation area.
- * The roof design is incongruous and inconsistent with the roof of the existing dwelling
- * The size and design are more commercial/industrial and not in harmony with the designated conservation area
- * The proposed addition overshadows and overlooks the garden of Taygrove, 446 Perth Road and would shadow light from south and west
- * The intended balconies and windows overlook neighbouring gardens

These issues have been discussed and discharged in the Observations Section above and the terms of the objections are not supported.

- * There is a nearby Listed Building which will be adversely affected in terms of setting and light of the gardens.

It is considered that the proposal would not have a detrimental effect upon the setting of the nearby Listed Building.

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 design of the extension is considered to be of acceptable standard. It is of modern design and clearly does not attempt to replicate the appearance of the existing dwelling. In this respect it is considered that the proposal has a neutral affect upon the dwelling and the surrounding conservation area.

CONCLUSION

It is considered that the proposal is in accordance with the relevant Policies of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure from 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 Prior to the commencement of development, full details of the proposed cladding including a sample shall be submitted to the Planning Authority for approval in writing.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure that the wall finish is appropriate to the conservation area.