

KEY INFORMATION

Ward Balgay

Proposal

Replacement roof to provide attic accommodation including dormer formation

Address

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Applicant

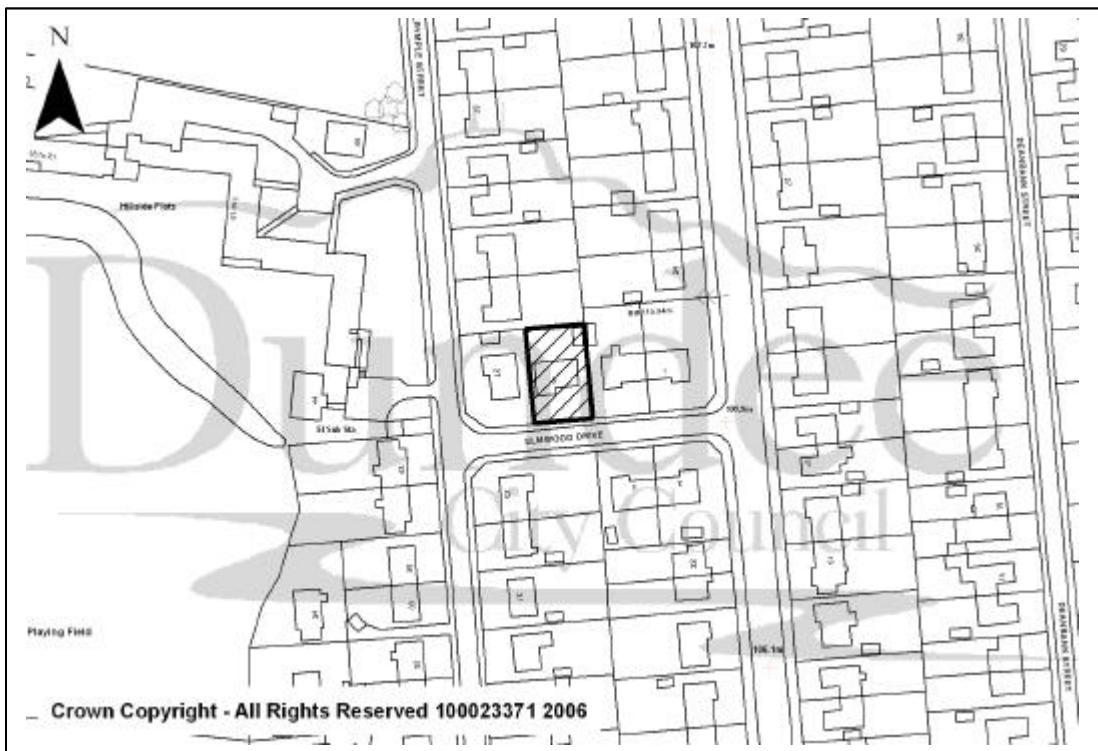
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Registered 9 April 2007

Case Officer B Knox



Roof Extension Proposed in Elmwood Drive

A replacement roof to provide attic accommodation is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The application seeks permission to replace the roof to provide attic accommodation including the formation of dormer windows. 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** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the replacement of a roof with a steeper pitch to allow head room for the provision of attic accommodation and the formation of dormer windows.
- 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. The main relevant issues relate to the scale and design of development and the loss of residential amenity due to overshadowing.
- The proposals are considered to be in accordance with Policy 14 of the adopted local plan and there are no material considerations, including the views of the objector, that would justify the refusal of the application contrary to this policy.

DESCRIPTION OF PROPOSAL

The application seeks permission for the erection of a replacement roof to provide attic accommodation including the formation of dormer windows. The proposal would involve increasing the steepness of the roof pitch to allow sufficient headroom for the creation of first floor rooms. The footprint of the house would remain as is existing. The proposal would be finished in materials to match the existing dwelling.

SITE DESCRIPTION

The dwelling is located on the north side of Elmwood Drive and is a detached bungalow. The property has garden ground to the front and rear with a long driveway leading up the east side of the dwelling. The surrounding area is predominantly residential in character. There is a semi detached property adjacent to the east situated on Elmwood Drive and another detached property which sits perpendicular to the application site on Dalrymple Street.

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;
- there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- more than 50% of the original useable garden area will be retained;
- 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 application site in these circumstances.



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:

- The proposal is out of scale and character with surrounding area.
- The residential amenity of 27 Dalrymple Street will be affected.
- An alternative design would be more sympathetic in design and impact on immediate neighbours.

A copy of the letter is available in the Members Lounges and the issues raised are addressed in the Observations Section in the report.

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 permission to replace the existing roof with a steeper pitched roof to allow for the provision of attic accommodation and the formation of dormer windows to the south and north elevations.

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

that the proposal is an acceptable design solution. Like many houses in the surrounding area, the application property has a shallow roof pitch and does not lend itself to conversion into attic accommodation without increasing the height of the roof in order to provide sufficient headroom. It is considered that the proposed design is a more sympathetic solution to this problem than the use of large dominating box dormers to both elevations. It is therefore considered that the proposal complies with criterion (a) of Policy 14.

Criterion (b) of Policy 14 states that proposals will only be permitted where there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties. The existing property is approximately 5.2 metres in total height. It is proposed to replace the roof with of a steeper pitch and the removal of the hipped gables and replacement with vertical gables. This would result in a roof which is approximately 7.4 metres in total height. The dwelling to the west which lies at a right angle to the application property is approximately 4.7 metres from the application property and lies at a slightly higher ground level. It is considered that the increase in roof height is acceptable due to the separation distance of the nearby property to Dalrymple Street and the fact that it sits up on marginally higher ground than the application property and that the proposal would not have a significant detrimental effect upon the sunlight or day light of the adjacent properties.

It is further considered that due to the size, scale design and materials of the proposal, the extension is in accordance with the further criteria (c) and (d) of Policy 14.

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

- 1 Proposal would result in a house out of scale and character with similar properties in the area

As mentioned above, it is considered that the proposed design is a more sympathetic

design solution to the low pitched roof than the use of large dominating box dormers to both elevations which are prevalent in the surrounding area and in any case also necessitate an increase in the overall roof height.

- 2 The residential amenity of 27 Dalrymple Street will be affected by overshadowing

It is considered that given the separation distance between the two properties and the existing ground levels, the residential amenity will not be significantly adversely affected by the proposal.

- 3 Flat roofed dormers would be more sympathetic in design to the built environment.

It is considered that the use of large box dormers to provide the proposed accommodation would be a dominating feature which would have an adverse effect upon the appearance of the main elevations of the dwelling and for this reason this term of the objection is not supported.

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 extension is considered appropriate and will not significantly detract from the appearance of the building.

CONCLUSION

The proposed extension to provide first floor accommodation to the dwelling is considered to be appropriate in design and will not detract significantly from the environmental qualities currently enjoyed by surrounding occupiers. It is concluded that the development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the views of the objector, which would justify the refusal of this application contrary to policy.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reasons

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