

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Two Storey Extension to north elevation of dwelling

**Address**

24 Castleroy Road  
Broughty Ferry  
Dundee

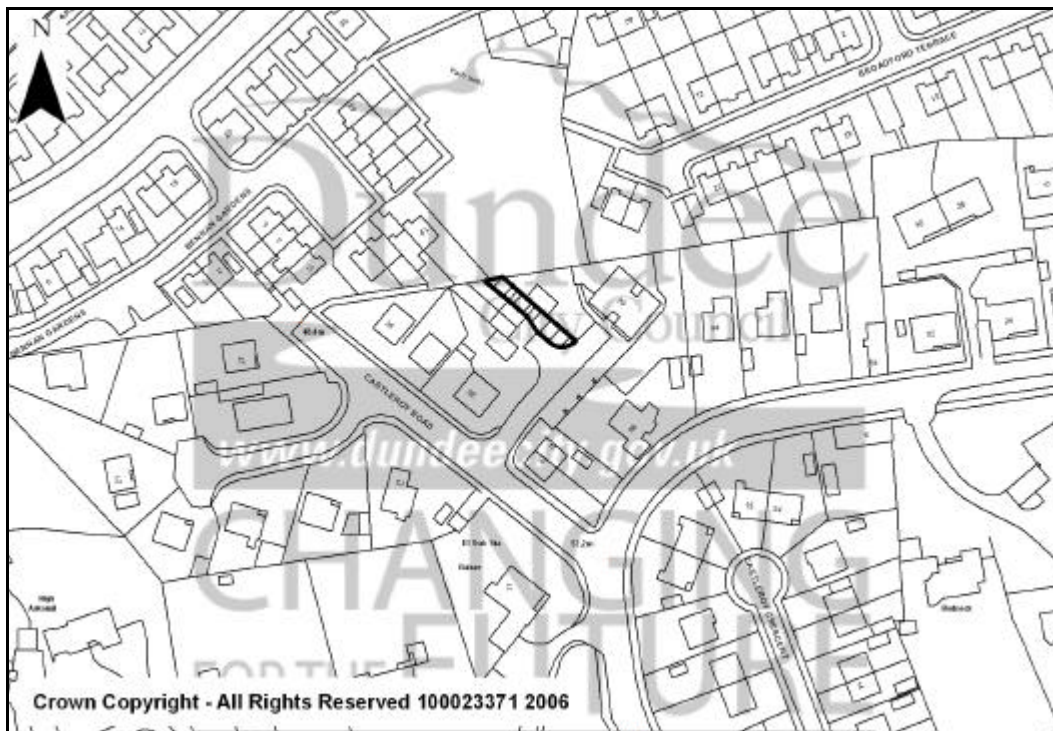
**Applicant**

Mr & Mrs I Dick  
24 Castleroy Road  
Broughty Ferry  
Dundee

**Agent**

**Registered** 13 Apr 2007

**Case Officer** S Johnson



## Rear House Extension Proposed in Castleroy Road

A two storey extension to the north elevation of a dwelling is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development is considered to be contrary to Policy 14 of the Dundee Local Plan Review 2005. The objection is supported and the application is recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for a two storey extension to the north elevation of 24 Castleroy Road, Broughty Ferry.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as it seeks to protect the amenity of neighbouring residents.
- One letter of objection was received from a surrounding neighbour on the grounds that the development will affect residential amenity in terms of overshadowing.
- It is considered that the proposal is contrary to Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are supported because it is considered that this proposal will have a detrimental impact on the neighbouring property. There are no material considerations that would justify the approval of the application contrary to the provisions of the development plan.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey extension on the north elevation of 24 Castleroy Road, Broughty Ferry, Dundee. The proposed extension will provide an extension to the existing living room on the ground floor and a new bedroom on the first floor. There will be no windows on the east or west elevations. There will be two new windows and French doors on the north elevation. This is similar to the existing north elevation.

The finishing materials will be roughcast walls to match the existing dwelling with a brick basecourse. The roof will have a slight pitch and will be finished in bituminous roofing felt.

## SITE DESCRIPTION

The application site is located to the east of Castleroy Road. It is a two storey terrace dwelling. There are two terrace dwellings to the west and a larger two storey dwelling set forward of the application site to the east. There is parking to the front of the dwelling for one car. The rear garden is very small with a garden shed located to the north side of which forms part of the boundary. There is a small fence less than approximately 1 metre in height around the boundary. This is a residential area with a mixture of house types and styles in the immediate area. This site is within a cul-de-sac. There would appear to be a two storey flatted block to the east of the site. The majority of properties have parking within the curtilage with a designated parking area for the flatted development.

## 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 dwellings 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

There is no site history of direct relevance to the determination of this application.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a surrounding neighbour. The grounds of objection are:

This proposal will have a detrimental impact on residential amenity as this development will overshadow the natural sunlight into the kitchen, living room and garden area to the dwelling situated to the east of the site.

Copies of the objection letter are available for inspection in the Member's Lounge and the issues are discussed in the "Observations" section below.

## CONSULTATIONS

The Head of Environmental Health and Trading Standards has no concerns regarding this development. However, they have advised that the site was a former factory, as such if Members are minded to grant consent a note for guidance would be attached to the decision notice.

## 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.

In terms of Policy 14 the two storey extension is proposed to the rear of the property. As such there will be no adverse impact on the appearance of prominent elevations of the dwelling.

The main issue for consideration is whether as a result of this extension there will be a loss of natural light and

overshadowing to the properties located to the east and west of the development. As this is a mid-terraced dwelling the principle of a two storey development on a terraced building is not agreeable primarily for this reason. The dwelling located to the east of the application site is set slightly forward from the building line of the other three properties in the terrace. There is a timber fence along the boundary to the property to the east measuring approximately 1.5metres in height. Between the property to the west and the site is a low timber fence which measures approximately 1 metre. It is considered that as a result of this development there would be an unacceptable loss of natural light to the neighbouring properties.

There are no windows proposed on the west or east elevations. Consequently, this would not create any unacceptable loss of privacy to the dwellings located to the west or east. The majority of the windows are on the north elevation.

In addition, it is considered that this proposal will result in less than 50% of the original garden ground being retained.

The building work will be finished in roughcast to match the existing finish. The roof on the extension will be a pitched roof finished with grey interlocking concrete tiles to match the existing. It is considered that the proposed extension has been designed to complement the design of the existing house. The proposed finishing materials are acceptable for this dwelling.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

#### **Other Material Considerations**

One letter of objection was received in respect of this application. The main issue relating to the effect on residential amenity as a result of overshadowing has been covered in the development plan section above.

It is concluded from the foregoing that there are no material considerations to justify the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

## Design

It is considered that the proposed extension has been designed to complement the design of the existing house. The proposed finishing materials are acceptable for this dwelling. However, as mentioned above as this is a terraced property the principle of a two storey extension is not agreeable.

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## CONCLUSION

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It is considered that the proposal is contrary to Policy 14 of the adopted Dundee local Plan Review 2005. The objections are supported in these circumstances.

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## RECOMMENDATION

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It is recommended that consent be REFUSED for the following reason:

### Reason

- 1 The proposed development is contrary to Policy 14 of the Dundee Local Plan Review 2005 due to the loss of natural light to neighbouring properties and that less than 50% of the original garden ground will be retained. There are no material consideration that would justify a departure to the provisions of the development plan in this instance.