

KEY INFORMATION

Ward Coldside

Proposal

Extension to north and east elevation and roof conversion

Address

113 Kinghorne Road
Dundee
DD3 6PW

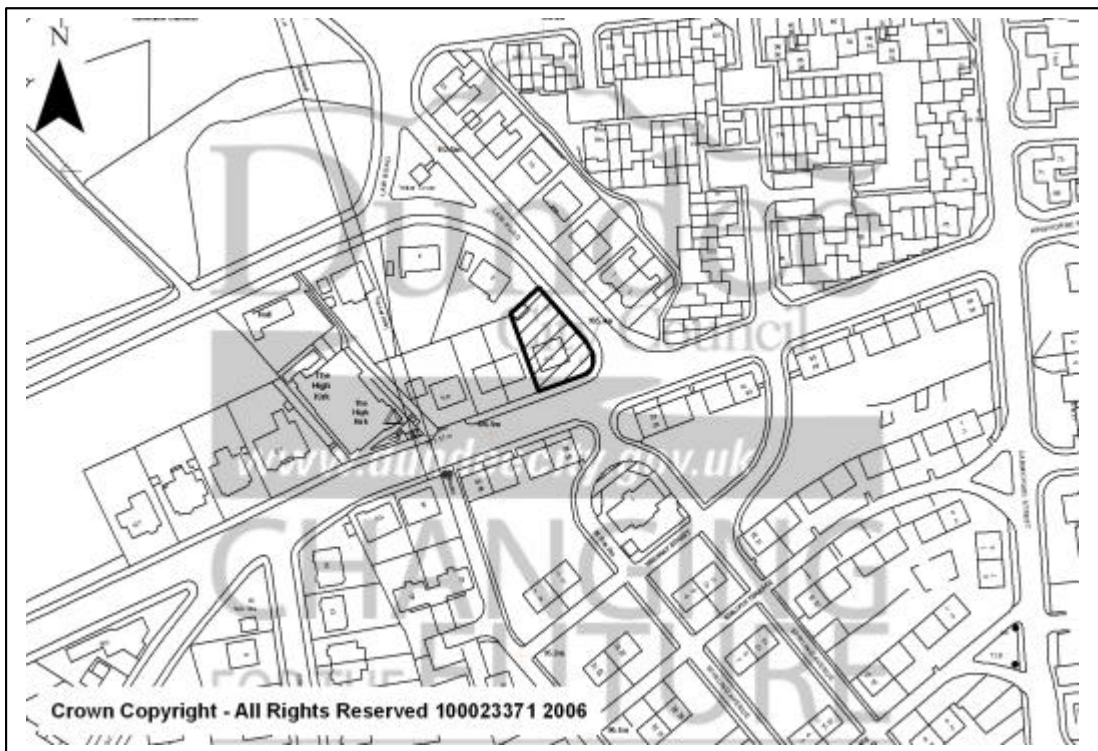
Applicant

Mr & Mrs Gow
113 Kinghorne Road
Dundee
DD3 6PW

Agent

Registered 20 June 2007

Case Officer B Knox



Proposed Extension and Roof Conversion at detached dwelling

The extension to north and east elevation and roof conversion is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objector are not supported in this instance and the application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of an extension to the side (east) and rear (north) of a detached property in addition to the replacement of the existing roof with a steeper pitch in order to provide upper level living accommodation.
- 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 relates to the loss of residential amenity due to overshadowing.
- The proposal is considered to be in accordance with Policy 14 of the Dundee Local Plan review 2005 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

Planning permission is sought for works to a detached dwelling including the alteration of the roof pitch and a 1 and a half storey extension to the rear elevation of 113 Kinghorne Road, Dundee. The works will involve increasing the overall height of the roof from 2.6 metres at its highest point to 3.6 metres at its highest point. The application also proposes a rear 1 and a half storey extension projecting approximately 5 metres from the edge of the main dwelling. The proposal also involves a small balcony to the front of the dwelling and the addition of small roof lights to the upper floor of the extension.

SITE DESCRIPTION

The application dwelling occupies a corner site on Kinghorne Road/Law Road. It is a detached property set within a large plot. There is a garage to the rear garden which takes access from Law Road. The application property as existing is a bungalow with small dormer extension to the front. There is garden ground to both the front and rear of the dwelling. As this is a corner site, there is no dwelling directly adjacent to the east. There is a semi-detached dwelling to the west and a detached dwelling to the north.

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 dwelling houses 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

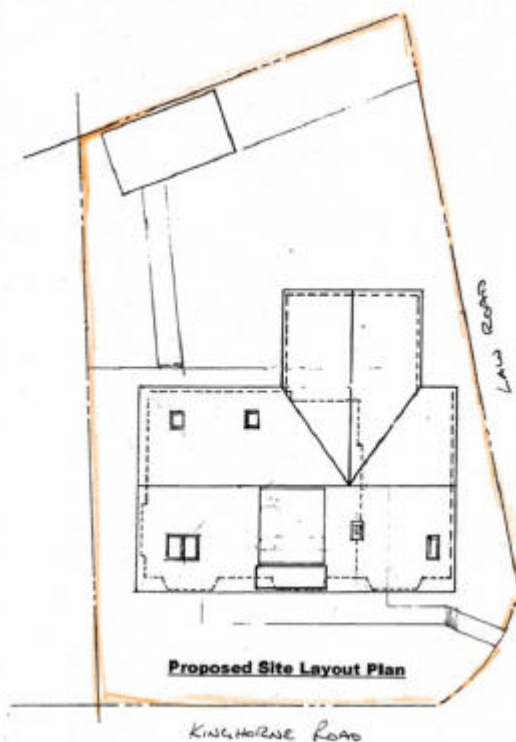
the occupants of neighbouring properties; and

- 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.



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 planning history for the site.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and one letter of objection was received. The main valid planning issues relate to:

- concern that rooms will be overshadowed by the west elevation of the development and will be left facing a blank wall.

CONSULTATIONS

There were no adverse comments from 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 it is considered that the design proposed represents the most effective and aesthetically pleasing design solution. In this respect, it is considered that the proposal will not have an adverse impact upon the

appearance of prominent elevations of the dwelling.

The main issue for consideration is whether as a result of the works there will be a loss of natural light and overshadowing to the adjacent property to the west. At present, the application property is located approximately 2 metres away from the mutual boundary at its closest point. The proximity to the boundary would remain unchanged after development. The main change would be the change in roof design resulting in the roof being 1 metre higher than the highest part of the existing roof which is 2.6 metres high. The highest part of the new roof would therefore be 3.6 metres high. It is not considered that this would have a detrimental effect upon the provision of sunlight or daylight into the adjacent property due to the orientation of the sun in relation to the properties and the small level of change proposed.

There are existing windows to the west elevation and it is proposed to include patio doors to the extension which would face west. However, it is considered that these will be suitably screened from the adjacent property in order that overlooking will not arise.

There is a small balcony proposed to the front elevation. However, it will not overlook private areas of neighbouring properties as the nearest property to the south is approximately 20 metres to the opposite side of the street.

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

The main valid planning issues relate to:

- concern that rooms will be overshadowed by the west elevation of the development will be left facing a blank wall.

These concerns have been discussed and addressed in the Observations Section above.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration 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 is considered to be acceptable and in keeping with the character of the area. It is the most appropriate design solution and will enhance the appearance of the dwelling.

CONCLUSION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify refusal contrary to the terms 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

Reason

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