

KEY INFORMATION

Ward Strathmartine

Proposal

Single storey extension to South elevation

Address

374 Strathmartine Road
Dundee
DD3 8NT

Applicant

Mr Strachan
374 Strathmartine Road
Dundee
DD3 8NT

Agent

Registered 12 July 2007

Case Officer B Knox



Extension to House Proposed In Strathmartine Road

A single storey extension 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 of the erection of a rear extension to a semi detached property located on the west side of Strathmartine Road.
- The proposal falls to be considered under the terms of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.
- One objection has been received to the proposal from an adjoining resident. The main relevant issues relate to: loss of privacy, overshadowing and intrusive design. One letter of support was also received from the applicants which outlined the reasons behind the design of the proposed extension.
- 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

The application proposes the erection of a single storey rear extension. The extension would have a pitched roof and would be finished in dry dash to match the existing extension to the rear of the dwelling and have a slate finish to the roof, also to match the existing dwelling. It would measure approximately 8.8 metres in length and 5.5 metres in width at its widest point. There would be two windows to the south east elevation, serving a bathroom and a utility room and two patio doors to the south west elevation.

SITE DESCRIPTION

The application site is located on the west side of Strathmartine Road and is a semi detached 1 ½ storey property. It is finished in natural slate to the roof with a mixture of stone and dry dash to the walls. The building has been previously extended to the rear with a 1 ½ storey extension some time ago but it is clearly not part of the original dwelling. The boundary to the adjoining property is separated by a timber boundary fence, approximately 2 metres high.

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

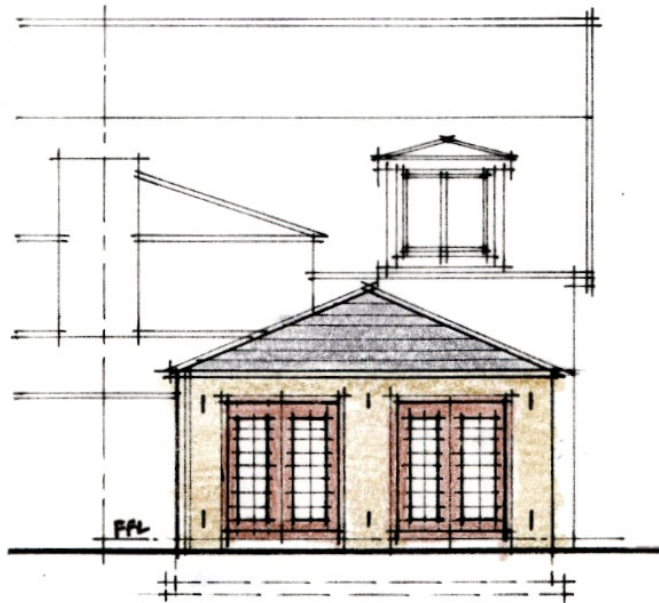
The following policies are of relevance:

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 planning history for the site as the extension is some years old.

PUBLIC PARTICIPATION

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

The nature of the proposed extension would create overshadowing and cause lack of light to the objectors dwelling.

There would be two windows facing the garden of the objector

There is concern that the proposed extension is large and 'bitty' with different height levels and will be unsightly and intrusive

Other concerns were raised as part of this objection regarding the potential impact upon the infrastructure of the objectors property and the effect upon potential buyers that the extension would have. These do not constitute as valid material planning considerations and therefore cannot be considered.

One letter of support was received from the applicants in relation to this application. The main points raised are as follows:

The proposed extension has been located 1 metre in from the boundary

with No 376 Strathmartine Road.

The proposed extension must leave access to the garage of 372 Strathmartine Road and for this reason there is a limit as to how far over can be built upon.

It is proposed in this position to avoid blocking out the provision of natural light to an existing bedroom.

CONSULTATIONS

No adverse comments were received 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

The proposal is for a rear extension to the dwelling and will not be visible from Strathmartine Road. In this respect, it does not effect the prominent elevations of the dwelling and therefore complies with Part (a) of Policy 14.

The proposed extension would occupy an area of approximately 39 square metres. The remaining rear garden would measure approximately 100 square metres. In this respect, there will be more than 50% of the original useable garden area retained and the application therefore complies with part (c) of Policy 14.

There are two windows proposed to the elevation facing south east. One of these will serve a bathroom and the other will serve a utility room. In this respect, it is not considered that these would significantly impact upon the privacy of neighbouring properties. Furthermore, two roof lights are proposed to the extension on the south west plane of the roof. They would measure approximately 0.78 metres by 0.98 metres. As they are in the roof of the proposed extension, it is not considered that they give rise to overlooking of the adjacent property. The proposed patio doors will overlook the garden of the application property only and are therefore considered to be acceptable.

The proposal is to be located 1 metre away from the boundary with the adjoining property at no 376 Strathmartine Road. It would be approximately 0.7 metres higher than the existing projecting extensions at its highest point, at approximately 3.9 metres high. There is a high fence separating these adjoining properties at present which is approximately 2 metres high and reaches almost the top of the window level on this elevation. It is therefore considered that taking into account the positioning and height of the proposal and the presence of the existing 2 metre high fence, there will not be a significant loss of sunlight to the adjoining property.

In respect of the above, the proposal is considered to comply with part (b) of Policy 14.

The application proposes to use materials in keeping with the existing dwelling and the surrounding area. It is proposed to finish the roof in slate to match the existing dwelling which is considered to be acceptable. It is proposed to finish the walls in dry dash. Although the original dwelling is finished in natural stone, the later parts of the building are finished in a variety of finishings. In addition, the adjacent property has been extended in dry dash. In this respect, it is considered that the proposal uses materials which respect the character of the existing building.

The design of the proposed extension in relation to the existing dwelling and surrounding area is considered to be the most acceptable method of extending the dwelling, given the site constraints. The proposed extension itself is of traditional proportions and would be in keeping with the surrounding area. In this respect, it is considered that the proposal complies with part (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:

The nature of the proposed extension would create overshadowing and cause lack of light to the objectors dwelling.

This concern has been addressed in the Observations Section of the report above.

The two windows which will be facing my garden concern me

There will be two roof lights to the south west elevation. They would measure approximately 0.78 metres by 0.98 metres. As they are in the roof of the proposed extension, it is not considered that they give rise to overlooking of the adjacent property and merely serve to provide natural light into rooms.

The proposed extension is large and 'bitty' with different height levels and will be unsightly and intrusive

The issue of design has been discussed and discharged in the Observations Section Above.

Other concerns were raised as part of this objection regarding the potential impact upon the infrastructure of the objectors property and the effect upon potential buyers that the extension would have. These do not constitute as valid material planning considerations and therefore cannot be considered.

One letter of support was received from the applicants in relation to this application. The main points raised as part of a justification are as follows:

The proposed extension has been located 1 metre in from the boundary with No 376 Strathmartine Road.

The proposed extension must leave access to the garage of 372 Strathmartine Road and for this reason there is a limit as to how far over can be built upon.

It is proposed in this position to avoid blocking out the provision of natural light to an existing bedroom.

In respect of above, it has been acknowledged that the proposed extension has been located 1 metre in from the boundary with no 376 Strathmartine Road and it is considered that this helps to avoid the potential for a significant loss of sunlight to the adjoining property as discussed above.

Furthermore, it is acknowledged that the applicants must leave a right of access between the adjacent property, no 372 Strathmartine Road and that the applicants wish to avoid blocking out the provision of natural light to an existing bedroom.

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 is considered to be acceptable and will be in keeping with the existing dwelling and the surrounding area. The materials proposed will complement the existing 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 condition:

- 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.