

KEY INFORMATION

Ward The Ferry

Proposal

Erection of Garage and Garden Store

Address

6 Dawson Road
Broughty Ferry
Dundee

Applicant

Mr & Mrs M Nisbet
6 Dawson Road
Broughty Ferry
Dundee
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Agent

Scot Graeme Developments
Limited
12 Commercial Street
Newtyle
Angus
PH12 8UA

Registered 15 June 2007

Case Officer W Ferry



Proposed New Garage and Store in Garden Ground at Dawson Road

The erection of a garage and garden store is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed garage and garden store is acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to erect a garage and garden store at 6 Dawson Road, Broughty Ferry, Dundee.
- The proposed garage and garden store raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the east. The main issue relating to overshadowing. The objection is not supported.
- It is considered that the proposed extension is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations including the submitted objection that would justify refusal of this application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a garage and adjoining garden store in the garden ground at 6 Dawson Road, Broughty Ferry, Dundee. The walls of the garage and garden store are to be roughcast to match the existing dwelling on the north east and west elevations and fair faced concrete on the south elevation. There is to be a roller shutter door to the west elevation. On the west elevation of the garage there is a set of double doors and two windows. On the garden store there is a single door to the west elevation. There is to be a flat roof with a mineral felt finish. There is an existing garden shed which is to be removed when the development is carried out.



- 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.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- 1 reduction of sunlight on to their patio;
- 2 damage to the boundary wall during engineering works; and
- 3 visual amenity.

CONSULTATIONS

No adverse comments were received from statutory bodies.

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 under consideration involves the erection of a garage and garden store. It is considered that the proposed alterations are of a design that will not adversely impact on the prominent elevations of the house and will not detract from the character of the surrounding area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that the privacy of these properties will not be prejudiced. The proposed development is to be placed 650mm from the boundary to the east and 150mm from the boundary to the north.

SITE DESCRIPTION

The application site is located to the east side of Dawson Road. It is a one and a half storey semi detached dwelling with a single detached timber garage. There is off street parking for a number of vehicles and on street parking is also available. There is a fully enclosed rear garden. This is a residential area with various house types and styles.

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 House - 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

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 relevant to the application site.

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:

One letter of objection was received in respect of this application. The main issue relating to overshadowing has been discussed and discharged in the Observations section above.

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

It is considered that the design of the proposed extension including the finishing materials is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application.

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.
- 2 all damage occasioned by or as a result of the works for which consent is hereby granted shall be made good by the use of matching materials, at the applicant's expense.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the amenity of the adjoining neighbours.