

KEY INFORMATION

Ward Coldside

Proposal

Provision of level decking, handrail and screen wall

Address

286 Strathmartine Road
Dundee
DD3 8PN

Applicant

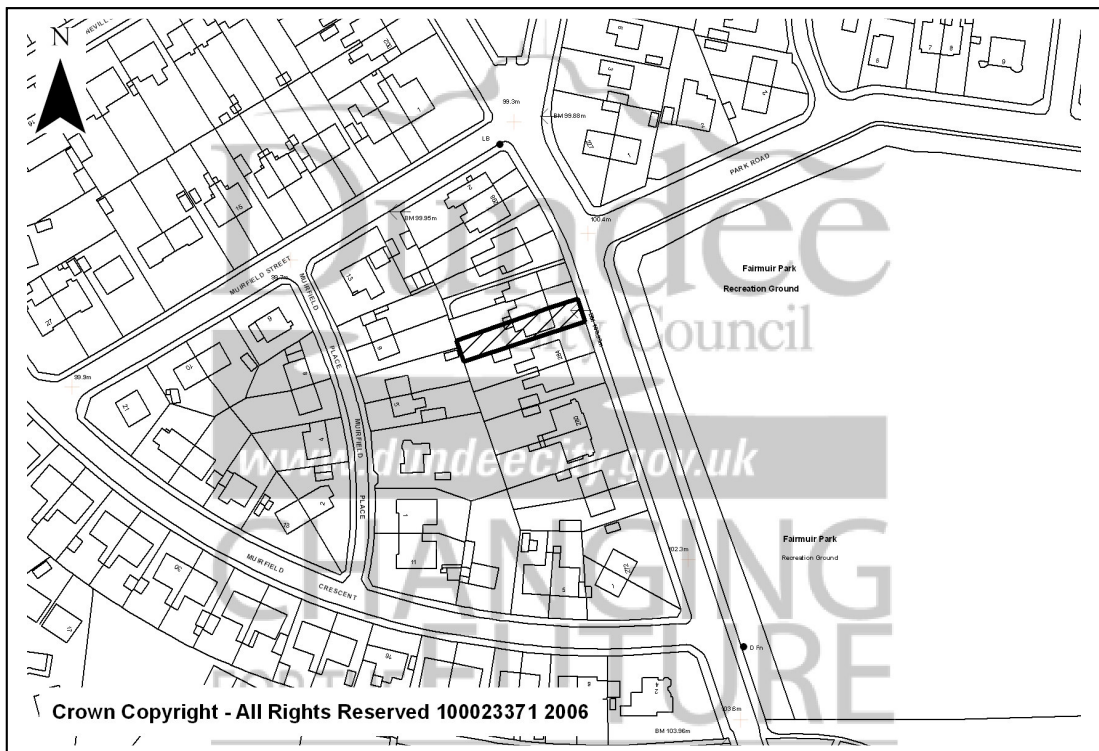
Mr & Mrs I Welch
286 Strathmartine Road
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DD3 8PN

Agent

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Registered 11 July 2007

Case Officer Wendy Ferry



Consent Sought for Decking in Strathmartine Road

Consent for decking, handrail and screen wall is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed decking, hand rail and screen wall are acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for retrospective consent for the provision of decking, handrail and screen wall at 286 Strathmartine Road, Dundee.
- The proposed development details raise 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 north. The main issues raised relate to the material of the screen wall and the height of the decking reducing privacy. The objection is not supported.
- It is considered that the proposals are 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.

DESCRIPTION OF PROPOSAL

Retrospective Planning permission is sought for the provision of level wooden decking, handrail and screen wall at 286 Strathmartine Road, Dundee. The decking is raised 0.6m from ground level and the handrail is 1m high which takes the overall level to 1.6m high. There are three steps to the south west corner of the decking to provide access. The proposed screen wall is partially constructed and is proposed to be constructed of concrete blockwork and is to be 2m high.

SITE DESCRIPTION

The application site is located to the west side of Strathmartine Road, Dundee. It is a large 2 storey end of terrace dwelling. There is a large rear garden. There is an existing rear extension and the decking is already built. There is off street parking for 1 to 2 vehicles and on street parking is also available. The dwelling is on a busy road. It is mainly a residential area with various house types and styles, however there is a park adjacent to the site.

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 dwellinghouses 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

04/00147/FUL - single storey extension to west elevation.

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:

- material of screen wall not to their liking;
- a reduction in privacy due to the height of the decking.

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

- 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 involves the erection of level decking, handrail and screen wall. 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. It is also considered that the privacy of these properties may be prejudiced as the wall will be 1.4m high from the decking level. A condition has been attached to the permission to ensure that the wall is built to a level of 2.4m high from ground level, or 1.8m high from the decking level, to ensure privacy to the neighbouring property.

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 privacy 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 conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 The proposed screen wall to the north of the decking shall be erected to a height of 2.4m from ground level and details of the finishing of this wall shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 An increase in the height of the wall to 2.4m will reduce the impact of overlooking to the neighbouring garden.