

**KEY INFORMATION**

**Ward** West End

**Proposal**

1½ storey extension to west of existing house

**Address**

48 Newhall Gardens  
Dundee  
DD2 1TW

**Applicant**

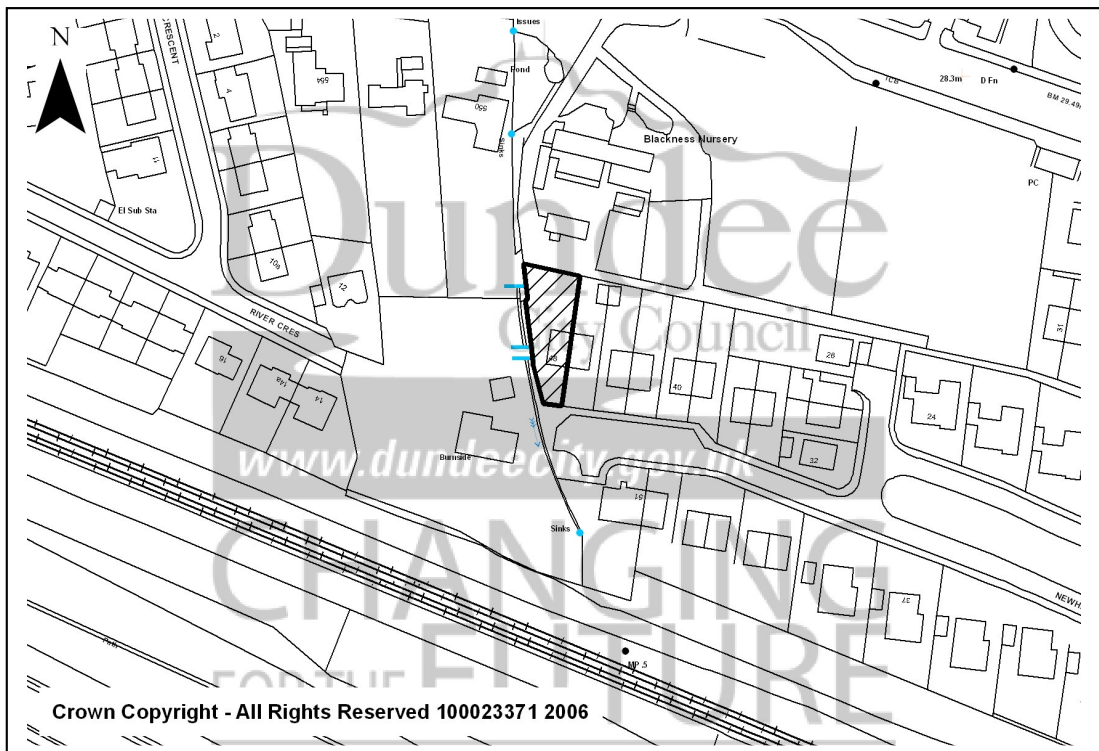
Ms W Laing  
48 Newhall Gardens  
Dundee  
DD2 1TW

**Agent**

GD Architectural Services  
101 Brook Street  
Monifieth

**Registered** 10 July 2007

**Case Officer** B Knox



## Proposed Residential Extension in Newhall Gardens

An extension to the west of the existing house 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 a one a half storey extension to the west elevation of a semi detached dwelling.
- 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 from an adjacent resident. The main relevant issue is the concern relating to the loss of driveway space.
- The proposal is considered to be in accordance with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify the refusal of the application contrary to this policy.

**DESCRIPTION OF PROPOSAL**

It is proposed to erect a 1 ½ storey extension to the west of an existing dwelling. The extension would occupy an area to the west side of the dwelling currently laid in hard standing. It is not part of the existing driveway used by the property as a fence runs from the south west corner of the dwelling to the boundary to separate the front and rear areas. The proposal would have patio doors to the rear elevation serving a study room and there would be one window to the ground floor of the south elevation serving a dining hall. There would be a small window to the east elevation from the study room and two small strip windows to the west elevation, serving a bathroom and the other for the study room. The extension would have a pitched roof and be finished in roof tiles to match the existing dwelling and rendered externally, also to match the existing dwelling.

**SITE DESCRIPTION**

The application site is located at the west most corner of Newhall Gardens in the west end of the city. It is within a residential cul de sac, comprised of a mixture of detached and semi detached dwellings. There is a large single dwelling to the west of the property. The application property is a semi detached dwelling with a small garden area and driveway to the front with a large private garden to the rear.

**POLICY BACKGROUND**

**Dundee and Angus Structure Plan 2001-2016**

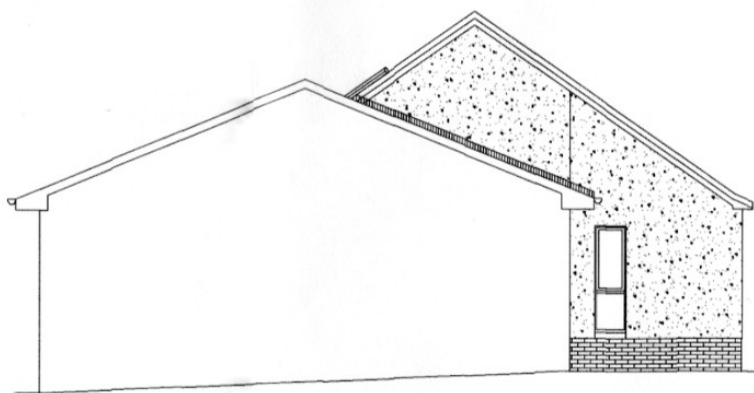
There are no policies relevant to the determination of this application.

**Dundee Local Plan Review 2005**

The following policies are of relevance:

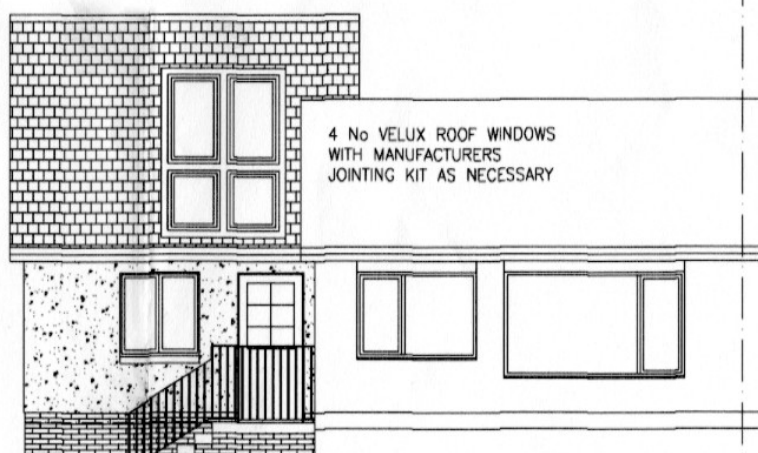
**POLICY 14: ALTERATIONS AND EXTENSIONS TO HOUSES**

Proposals to alter or extend existing dwellings will be only be permitted where:



PROPOSED EAST ELEVATION

- 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.

**SITE HISTORY**

There is no planning history for the site relevant to the determination of this current application.

**PUBLIC PARTICIPATION**

The Statutory Neighbour Notification procedure was carried out and one letter of objection was received. The letter raised a number of issues including:

- \* the extension will be detrimental to the value of the objectors property
- \* the house will become a house of multiple occupancy
- \* the extension will reduce the length of driveway and make existing parking problems worse

Copies of these letters are available in the Members Lounges and comments on the matters raised are offered in the 'Observations' section of this report below.

## 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 part (c) Policy 14, there is a large garden area to the rear of the dwelling which would remain after development and this would be more than 50% of the original useable garden area as existing. In this respect, the proposal is considered to comply with this part of Policy 14.

The extension is proposed to have two thin strip windows to the west elevation. One of these would serve a bathroom and the other would serve the proposed study room. As mentioned above, there is a dwelling under construction to the west of the dwelling. However, it is considered that the existing hedging and fencing provides adequate screening to avoid the potential for overlooking. The site is enclosed to the north by a significant level of hedging and as such overlooking is not anticipated to be a problem here. There are no dwellings or gardens within close vicinity that would incur a loss of sunlight as a result of the development. It is therefore considered that the proposal complies with part (b) of Policy 14.

In terms of the appearance of the development, the development proposes to utilise materials to match the existing dwelling and in this respect is considered to be acceptable. The roof design is such that the ridge is approximately 1.1 metres higher than the existing ridge. However, the extension is set back from the existing building approximately 2.7 metres and this helps to counter the visual effect

of the different in overall roof height. In addition to this, the dwelling is the last in the cul de sac and as such the extension will be almost unseen from public view in any case. In this respect, it is considered that the proposals would not have a detrimental effect upon the appearance of the prominent elevation of the dwelling and the character of the existing building.

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 objector raised a number of issues including:

- \* the extension will be detrimental to the value of the objectors property

The above issue does constitute as a valid material planning consideration and as such cannot be taken into account as part of the determination of this application.

- \* the house will become a house of multiple occupancy

The number of bedrooms proposed does not suggest that this will be the case. Including the new rooms which would be created by the proposed extension, there would be a total of 3 bedrooms, with the possibility of 4 including the proposed study. In planning terms, it is only where more than 5 unrelated people are living together in a house that it is considered development and planning permission required to use the dwelling as a House of Multiple Occupancy. A separate planning application would be required should this be the case.

- \* the extension will reduce the length of driveway and make existing parking problems worse

As discussed above, the proposed extension will not occupy the area currently used as a driveway as it is set back from the front of the dwelling by approximately 2.8 metres. The existing area utilised as a driveway does not go beyond the front edge of the dwelling where there is a small timber fence. As such, it is not considered that the proposal would result in the reduction of the level of

private parking available within the curtilage of the application property and in this respect the views of the objector are dismissed.

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 in terms of the existing housing and the surrounding area.

## 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.