

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**  
2 storey extension to west elevation

**Address**  
10 Clattowoods Place  
Dundee  
DD3 9SE

**Applicant**  
Mr J Kidd  
10 Clattowoods Place  
Dundee  
DD3 9SE

**Agent**

**Registered** 17 Aug 2007

**Case Officer** B Knox



## Extension to House Proposed in Clattowoods Place

An extension is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies 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 refusal contrary to the terms of the Development Plan.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a two storey extension to the side (west) of a two storey 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 to the proposal from a nearby resident. The main concern relates to the potential loss of car parking spaces as part of the existing driveway would be taken up by the proposal.
- 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

It is proposed to erect a two storey extension to the west elevation of a two storey semi detached dwelling. It would comprise a garage to the front of the ground floor and a small dining room to the rear of the ground floor. The first floor would provide a bedroom and en-suite bathroom facilities. There would be a garage door to the front elevation with a bedroom window above and to the rear there would be an access door from the garage to the ground floor and a window to the en-suite to the first floor. The extension would measure approximately 2.95 metres in width and 8.25 metres in length. It would take in the full width available on site and the side of the garage would be at the boundary between the adjacent property.

## SITE DESCRIPTION

The application site is located in Clattowoods Place which is a modern housing development to the north of the city. There is a mixture of house types in the immediate area, including detached dwellings and semi detached dwellings. The application property is a semi detached property and is finished in concrete tiles to the roof with dry dash finish to the walls.

There is a long driveway to the front of the dwelling which continues to the side. The boundary between the application property and the property to the west is open but clearly marked by the change in surfacing. At present the driveway is capable of accommodating approximately 3 or 4 vehicles. There is an open grassed area to the front of the dwelling and a private garden area to the rear of the property.

Several houses in the area have been extended in similar ways.



North Elevation

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

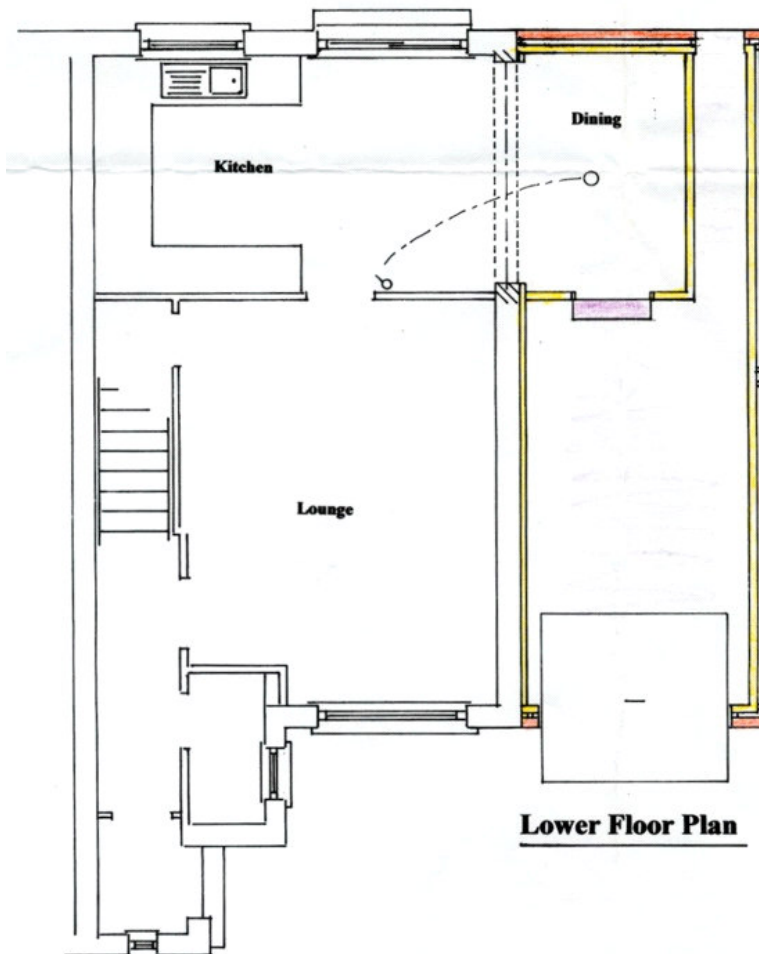
## Dundee Local Plan Review 2005

The following policies are of relevance:

### POLICY 14: ALTERATIONS AND EXTENSIONS TO HOUSES

Proposals to alter or extend existing 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
- 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



Lower Floor Plan

## 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

A previous planning application (07/00152/FUL) for a two storey extension to the west elevation was approved on 18 April 2007. It was of similar appearance and design to the current application with the main difference being that it was set 600 mm off the mutual boundary and did not include the garage element to the ground floor.

## PUBLIC PARTICIPATION

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

The drive at No 10 usually takes 3 cars, this drive will be considerably shortened, and parking may spill out on to the road. This will cause difficulties accessing the driveway to No 25.

## CONSULTATIONS

No adverse comments have been 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

In terms of Policy 14, it is considered that the design is acceptable as it will be in keeping with the appearance of the existing dwelling due to the proportions and use of matching materials. In this respect, it is considered that the proposal complies with part (d) of Policy 14. In addition to this, the proposal represents an aesthetically pleasing manner in which to extend the existing dwelling and by matching the proportions of the existing dwelling it is considered that the proposals would not have an

adverse impact upon the appearance of the main elevation of the dwelling. In this respect, the proposal is considered to comply with part (a) of Policy 14.

The proposed extension will be sited on the boundary between the adjacent property at 12 Clattowoods Place. The resulting distance between the extension and 12 Clattowoods Place would be approximately 1.3 metres at its closest point. There are no windows to the side elevation of the adjacent dwelling and no windows are proposed to the side of the proposed extension. In this respect, it is considered that the proposal would not have a detrimental effect upon the privacy of the neighbouring properties.

In addition to this, the location of the property in relation to the orientation of the sun means that there may be a small reduction in the provision of sunlight to the adjacent property no 12 Clattowoods Place. However, as there are no windows to the east elevation of the neighbouring property and there is no usable garden space in the likely affected area, it is not considered that this would result in a significant loss of sunlight such as to warrant a decision contrary to the provisions of the development plan. The proposal is therefore considered to comply with part (b) of Policy 14.

The proposal will not result in the loss of any useable garden ground and as such complies with part (c) 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 objector raised the following concern;

The drive at No 10 usually takes 3 cars, this drive will be considerably shortened, and parking may spill out on to the road. This will cause difficulties accessing the driveway to No 25.

Local Plan standards would seek that for a dwelling in this location private houses with 3 or more bedrooms should have at least 2 parking spaces. After development, the driveway would become approximately 9 metres

long. This would result in there being sufficient space for 3 cars to park including the space provided in the garage. It is therefore considered that there will be sufficient room for the provision of car parking.

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 in keeping with the appearance of the existing dwelling and the surrounding area.

## CONCLUSION

It is concluded 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.