

KEY INFORMATION

Ward The Ferry

Proposal

Alterations and extension to replace garage and provide utility room and additional bedroom with en-suite

Address

7 Nevis Place
Broughty Ferry
Dundee
DD5 3EL

Applicant

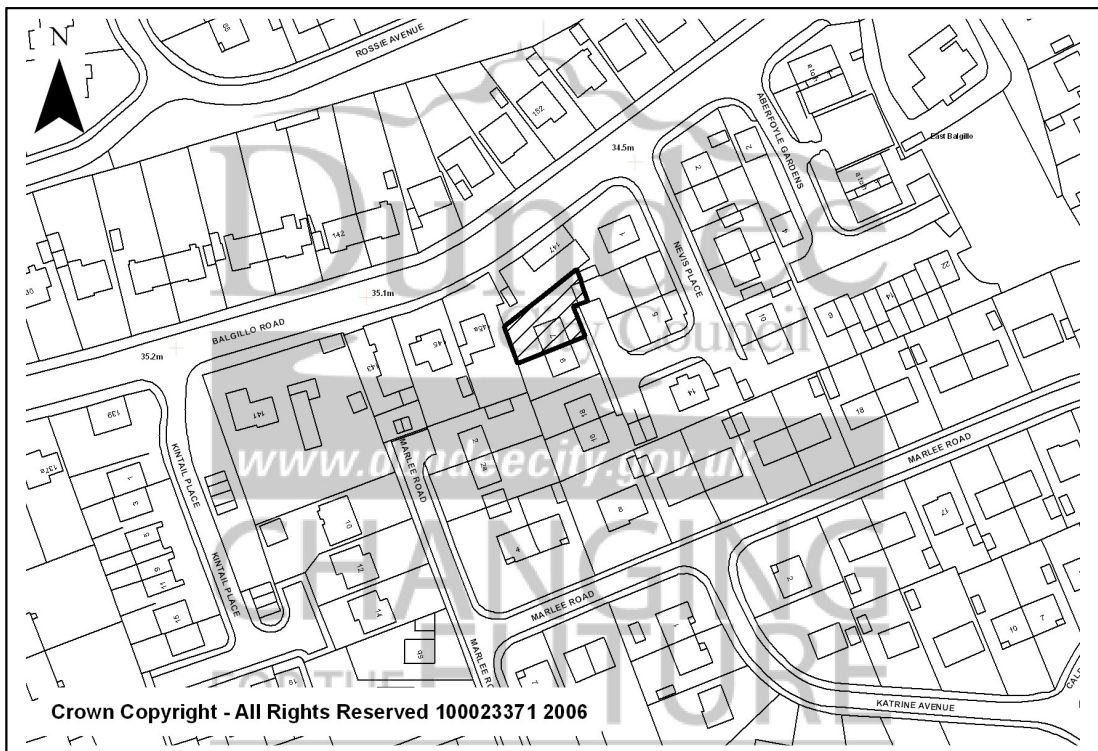
Mr & Mrs Brown
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Dundee
DD5 3EL

Agent

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Dundee
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Registered 31 Aug 2007

Case Officer P Macari



Proposed House Extension in Nevis Place

The alterations and an extension to a house are **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 objectors are not supported in this instance and the application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of an extension to the side (north) of a semi-detached dwelling.
- The proposal is considered against Policy 14: Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.
- 2 letters of objection have been received from third parties. The concerns raised relate to overshadowing and overlooking as well as the resulting loss of amenity arising from these infringements.
- The proposal is considered to accord with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of objectors, that would justify a refusal of planning permission contrary to this policy.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a 1 1/2 storey extension to the northern gable of the dwellinghouse. The proposed extension shall provide the dwelling with an integral garage, utility room, additional bedroom with ensuite facilities and a study. To provide the additional 1st floor living space, the applicant proposes to extend the existing rear dormer extension and install 2 roof lights into the front roof plane. The existing detached garage is to be removed.

SITE DESCRIPTION

The application site comprises a semi detached dwellinghouse located on the north western corner of the Nevis Place cul-de-sac. The dwelling benefits from extensive front, rear and side gardens as well as a detached garage located in the north eastern corner of the front garden. Access to the existing garage is taken directly from Nevis Place.

The application site is bound to the north and west by the rear gardens of properties fronting Balgillo Road. To the south and east the site is bound by the rear gardens of neighbouring properties on Nevis Place. The site boundaries are treated by 1.5m high timber hit and miss fencing with a 1.8m high timber gate and fence of a similar construction separating the side and rear gardens.

The existing dwelling has a pitched roof with box dormers to the front and rear that are shared with the adjoining dwelling at 9 Nevis Place. The dormers have timber clad haffits and cheeks. The remainder of the roof is finished in brown concrete roof tiles. The externals walls are roughcast in a grey chip. The dwelling has white PVC window frames and doors as well as grey PVC rainwater goods.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

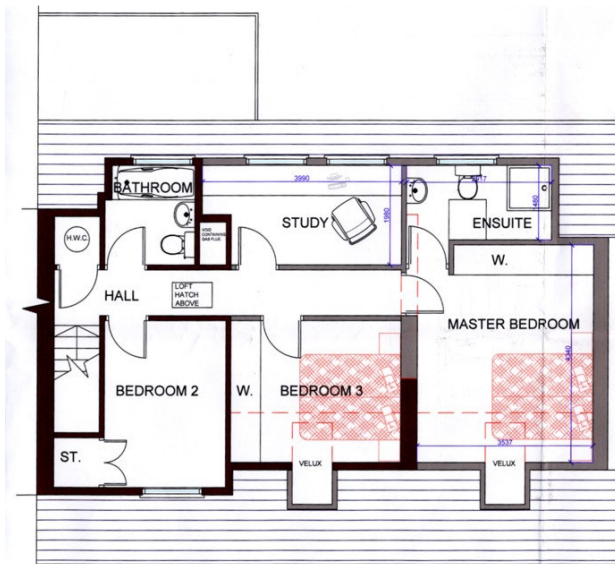


WEST ELEVATION

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:



1ST FLOOR

- 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

A single storey extension has been erected on the rear elevation of the dwelling providing additional living space in the form of a dining room. The extension has a flat roof and is finished in material matching the existing dwellinghouse.

There is no other planning history of relevance to the outcome of this planning application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out. 2 letters of objection from 3rd parties have been received. The concerns raised relate to overshadowing and overlooking of neighbouring properties to the detriment of residential amenity with outlook being significantly impacted upon by the proposed northern elevation of the proposed extension.

The points raised in these letters are fully considered in the observations section of this report.

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 Policy 14 it is considered that the design proposed represents the most effective and aesthetically pleasing design solution. In this respect, it is considered that the proposal will not have an adverse impact upon the appearance of prominent elevations of the dwelling.

The main issue for consideration is whether as a result of the works there will be a loss of natural light and overshadowing to the adjacent property to the north. At present, the existing dwelling is located approximately 5 metres away from the mutual boundary at its closest point. The proximity to the boundary would decrease after development to 1.5m. However, it is not considered that this would have a detrimental effect upon the provision of sunlight or daylight into the adjacent dwelling at 147 Balgillo Road due to the orientation of the sun in relation to the positioning of the properties involved as well as the height of the existing boundary fence separating the gardens of the respective properties.

No significant issues of overlooking shall arise from the proposed development. This is because the proposed window positions of the dormer extensions shall be no less than 18m from opposing properties.

Furthermore, the level of overlooking brought about by the proposed extension shall be no more significant than the existing 1st floor windows.

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.

Objections:

The main valid planning issues relate to:

- concern that rooms will be overshadowed by the north elevation of the development and overlooked by the proposed 1st floor windows.

These concerns have been discussed and addressed in the Observations Section above.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration 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 character of the area. It is the most appropriate design solution and will enhance the appearance of the 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 conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 The proposed west facing 1st floor ensuite bathroom window shall be obscurely glazed.

Reasons

- 1 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 2 In the interest of safeguarding privacy and residential amenity.