

KEY INFORMATION

Ward Strathmartine

Proposal

Extension to existing rear porch

Address

29 Sherbrook Place
Dundee
DD3 8LZ

Applicant

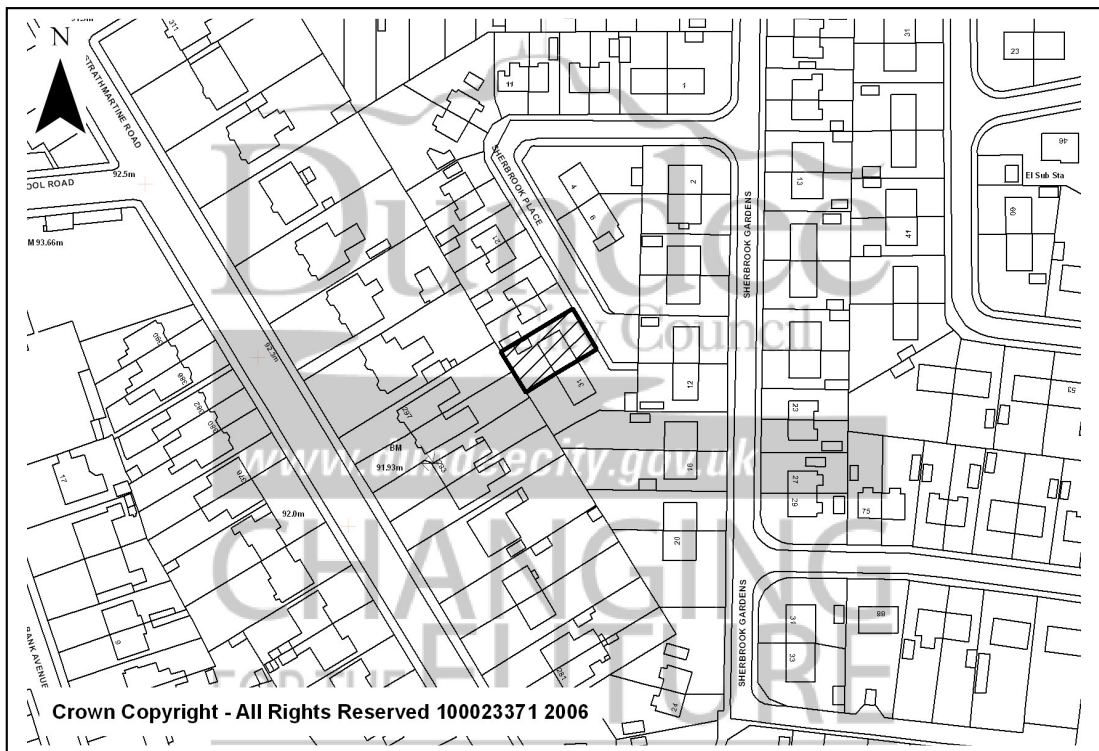
Mr & Mrs Robert McKelvie
29 Sherbrook Place
Dundee
DD3 8LZ

Agent

George McGilvray
4 Balgavies Avenue
Dundee
DD4 7HR

Registered 12 Sep 2007

Case Officer Eve Jones



Consent sought for Rear Extension to House in Sherbrook Place

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

RECOMMENDATION

The design and materials match the existing and the development complies with Policy 14. The single objection on grounds of loss of privacy is not supported as the facing property is 23 metres away. Accordingly, it is Recommended that the application be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Retrospective consent is sought for the erection of an extension to an existing rear porch. The extension is 4.7 metres by 2.9 metres and will match the existing porch with a flat roof and roughcast walls.
- Dundee Local Plan 2005 Policy 14 - Alterations and Extensions to Houses is of relevance and it is considered that the proposal complies with the policy.
- A building warrant for the development was granted in July 2007 and due to a misunderstanding, it was believed that planning permission was not required. Previous works to the house have been the subject of building warrants.
- One objection was received from an adjoining neighbour on the grounds of loss of privacy. The properties to the rear are 23 metres from the nearest part of the porch, which exceeds the minimum privacy distance of 18 metres between facing habitable rooms identified in the Local Plan. The porch is not classed as a habitable room.
- The design and materials match the existing and the development complies with Policy 14. The single objection on grounds of loss of privacy is not supported as the facing property is 23 metres away. Accordingly, it is Recommended that the application be **APPROVED** subject to conditions.

DESCRIPTION OF PROPOSAL

Retrospective consent is sought for the erection of an extension to an existing rear porch. The extension is 4.7 metres by 2.9 metres and will match the existing porch with a flat roof and roughcast walls.

SITE DESCRIPTION

This is a semi-detached, semi-bungalow on the south-west side of Sherbrook Place. The porch extension has been built and is almost completed. The property has a single garage and the original porch extension was 3 metres by 2.5 metres. The site is flat and this is a well established residential area. A deck has been constructed off the new porch but this does not require planning permission.

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.

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.

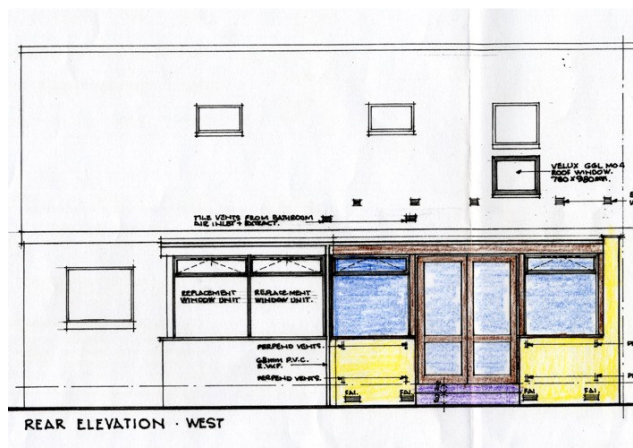
SITE HISTORY

A building warrant for the development was granted in July 2007.

Previous works to the house have been the subject of building warrants.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one objection was received from an adjoining neighbour. It was also pointed out that there were errors in the numbering of the adjoining neighbours notified. The agent was requested to repeat the notification and this was carried out.



The objection is on the grounds of loss of privacy. Copies of the objection are available in Member's lounges and the issues raised will be considered in the Observations 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:

- 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

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.

The proposal is a small extension to an existing flat roofed porch which has no adverse impact on the house.

The porch is single storey on a flat site and has no adverse impact on neighbouring properties to the side. The properties to the rear are 23 metres from the nearest part of the porch, which exceeds the minimum privacy distance of 18 metres between facing habitable rooms identified in the Local Plan. The porch is

not classed as a habitable room and it is typical of many rear extensions to residential properties. It is considered that it does not result in significant loss of privacy to the occupants of the property to the rear. More than 50% of the garden is retained and the design and materials respect 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:

Objection

As noted above, it is considered that the proposal does not result in significant loss of privacy to neighbouring properties due to the distance between them.

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 porch extension is flat roofed and matches the original porch to the rear. The design and materials are acceptable.

CONCLUSION

The application is for retrospective consent for the erection of an extension to an existing rear porch. A building warrant was granted but the need for planning permission was misunderstood. The design and materials match the existing and the development complies with Policy 14. The single objection on grounds of loss of privacy is not supported as the facing property is 23 metres away. Accordingly, it is Recommended that the application be APPROVED subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The porch hereby approved shall be completed in accordance with the approved drawings
- 2 The development hereby permitted shall be commenced within five years from the date of this permission

Reasons

- 1 To ensure a satisfactory standard of development.
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.