

KEY INFORMATION

Ward North East

Proposal

Single storey extension to east elevation

Address

31 Findchapel Place
Dundee
DD4 9LL

Applicant

Mr Dillon
31 Findchapel Place
Dundee
DD4 9LL

Agent

Registered 18 Sep 2007

Case Officer Wendy Ferry



Proposed Rear Extension to House in Findchapel Place

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

RECOMMENDATION

It is considered that the proposed single storey extension is acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to erect a single storey extension at 31 Findchapel Place, Dundee.
- The proposed extension raises 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 south. The main issue relating to loss of light and possibility of damp in their living room and kitchen. The objection is not supported.
- It is considered that the proposed extension is 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 in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a single storey extension to the east elevation of the dwelling. It is to measure approximately 5.95m by 3.2m. The walls are to have mahogany stained red wood timber on the north and east elevations to match the existing dwelling and rendered on the south elevation. There is to be a 350mm band course to the entire extension. The extension is to house a living room extension and a utility room. There are to be double French doors with 3 steps leading to the rear garden from the living room and a single door with 3 steps leading from the utility room to the rear garden. The extension is proposed to be approximately 150mm from the boundary to the south. The roof is to slope away from the dwelling and is to measure 3.8m in height at the highest point and 2.8m at the lowest point. The roof tiles are to be red concrete tiles to match the existing dwelling.

SITE DESCRIPTION

The application site is located to the south east side of Findchapel Place. It is a 2 storey semi detached dwelling with a wooden finish. There is a detached single garage to the north. The rear garden is fully enclosed. There is off street parking for 3 to 4 vehicles. On street parking is also available on one side of the street. This is a busy residential street with similar types and styles of dwellings.

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:

- a there is no adverse impact on the appearance of prominent elevations of the house; and

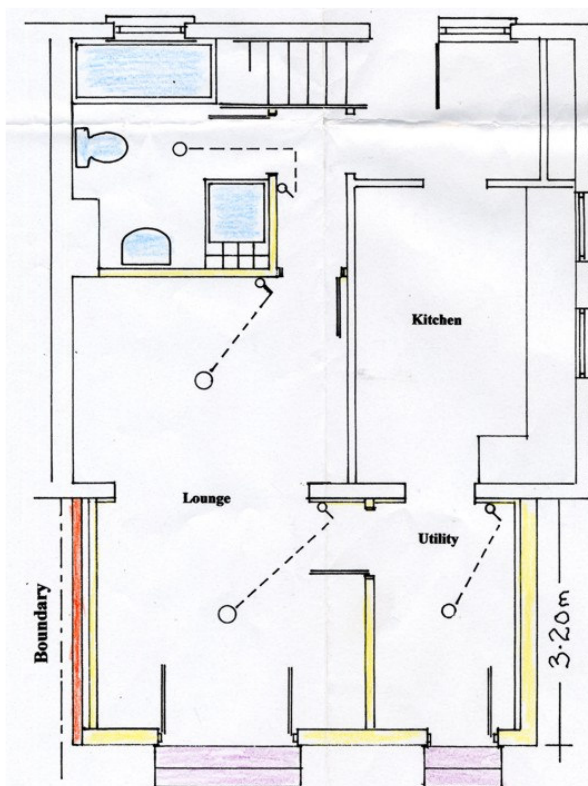
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and

- 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

There is no site history relevant to the application site.

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:

- a loss of light to their kitchen and living room
- b retention of water between neighbouring kitchen and proposed extension causing damp.

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

- 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.

The proposal under consideration involves the erection of a single storey extension. 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. In addition, it is also considered that the privacy of these properties will not be prejudiced. The issue relating to damp is not a planning issue and should be covered under the Building Standards Regulations. The proposed

development is to be placed 150mm from the boundary to the south. It is also considered that this is a relatively small single storey extension and it would be considered permitted development had the existing garage not been built.

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 issues relating to overshadowing and retention of water causing damp have 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 Details of the finishing of the south elevation of the proposed extension 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 Although the plans submitted indicate that the south elevation is to be rendered and this is acceptable, it will not be possible to implement this finish without getting access to the adjoining property. If such access is denied then an acceptable alternative finish need to be approved before works are started on the site.