

KEY INFORMATION

Ward The Ferry

Proposal

Single storey extension to west elevation and erection of single garage

Address

1 Maule Street
Broughty Ferry
Dundee

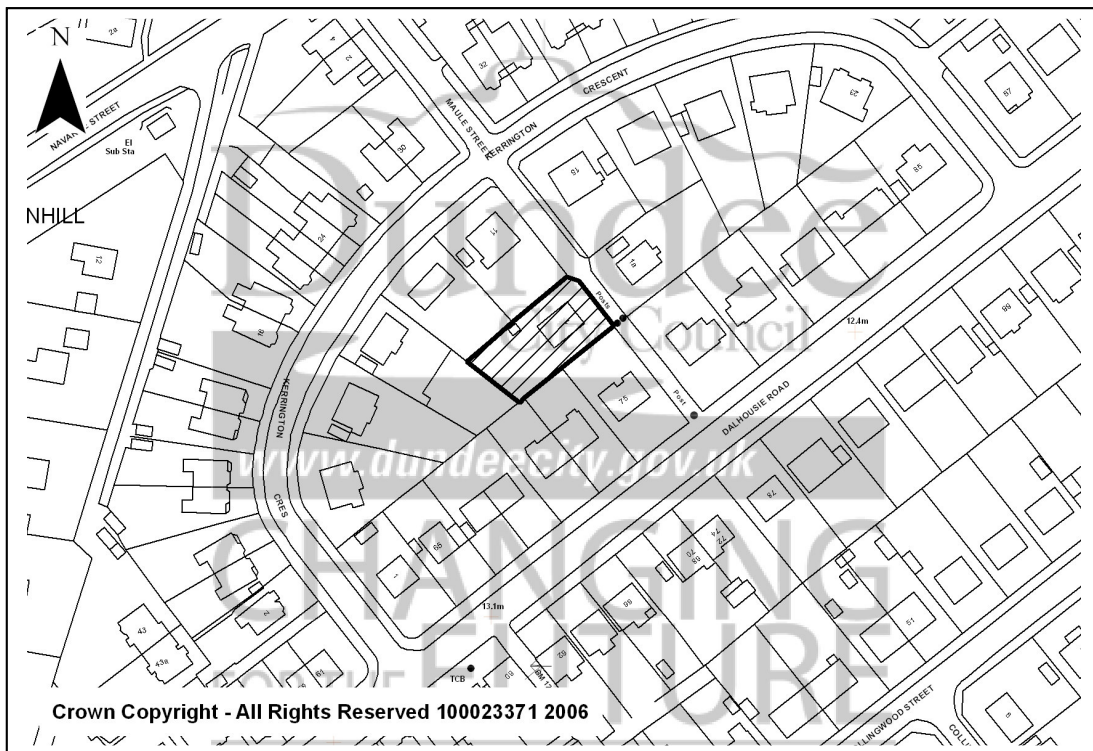
Applicant

Mr D Sim
1 Maule Street
Broughty Ferry
Dundee
DD5 2TT

Agent

Registered 5 Oct 2007

Case Officer Paul Macari



Extension to House Proposed in Maule Street

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

RECOMMENDATION

The proposed developments comply 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** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension to the north and west elevations of a single storey detached dwelling in addition to the erection of a replacement garage.
- The proposal falls to be considered under the terms of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan 2005.
- An objection to the proposal has been received from an adjacent resident. The main relevant issue relates to a loss of residential amenity due to a loss of privacy.
- 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 this application contrary to this policy.

DESCRIPTION OF PROPOSAL

Planning permission is sought to extend an existing single storey dwelling house to the west and north, and, to erect a replacement garage. The proposals will involve the demolition of an existing conservatory extension to the dwelling as well as a timber garage located on the northern boundary of the site. The existing timber garage will be replaced by a brick built garage with a pitched roof.

SITE DESCRIPTION

The application site comprises a single storey detached dwelling with detached timber garage located on the western side of Maule Street. Access to the application site is taken from the north via Kerrington Crescent. Access to the site is taken from a driveway located along the northern boundary that runs some 15m to the existing timber garage.

The dwelling has previously been extended in the form of a conservatory extension to the western gable. The existing dwelling has a hipped roof finished in brown concrete roof tiles with white painted roughcast walls and white PVCU window frames and conservatory along with white painted cast iron rainwater goods.

The dwelling is surrounded by garden ground to the east, south and west. Given that Maule Street slopes from north to south the site is bound by a 1m high retaining wall to the east and a combination of retaining wall and 1m high timber screen fencing to the south. To the west the site is bound by 1m high timber screen fencing and to the north by 2m high timber screen fencing. However, due to the height difference between properties to the north and south of the site, the existing boundary treatments are ineffective for safeguarding privacy. The site is surrounded to the north, west and south by the rear garden grounds of neighbouring properties. To the east, the site is bound by Maule Street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

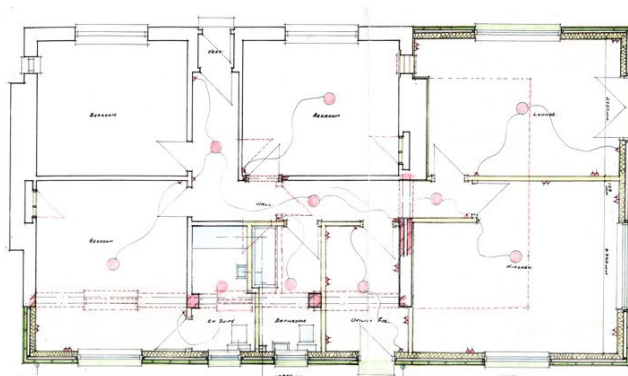
There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses - proposals to alter or extend existing dwelling houses will be only be permitted where:

- a there is no adverse impact on the



- b appearance of prominent elevations of the house; and
- c there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- d more than 50% of the original useable garden area will be retained; and
- e 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 planning history relevant to the outcome of this planning application.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received. The main valid planning issues relate to:

- concern that the location of the replacement garage will infringe upon neighbours privacy to the north of the application site.

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 method of extending the existing dwelling to create additional usable living space. In this respect, as the proposed extensions will replicate the existing design of the dwelling it is considered that the proposed extension will not have an adverse impact upon the appearance of prominent elevations.

The existing garage is falling into a state of disrepair with ad-hoc repairs

already taking place to keep the garage weatherproof. The proposed replacement garage will be located approximately 22m along the northern boundary and will have a floor area of 22.14m². The existing garage is located 16m along the northern boundary and has a floor area of 18m². The relocated and replacement garage will extend the existing driveway whilst through competent design provide additional privacy to both 9 Kerrington Crescent and 1 Maule Street.

In combination, the proposed extension and garage will not take up 50% of the original usable garden area. Both the extension and garage are to be finished in materials matching the existing dwelling with the garage having a pitched roof of a similar design as the dwelling. The proposed extension will not overshadow neighbouring properties to a greater degree than the existing dwelling. The proposed garage will cast a shadow approximately 2.5m deep over the garden of 9 Kerrington Crescent during mid morning hours. However this is not considered significant given that the rear garden of 9 Kerrington Crescent is 18m deep and the existing boundary fence casts a shadow 1.5m deep throughout the day.

The main issue for consideration is whether as a result of the works there will be a loss of privacy to 9 Kerrington Crescent. It is considered that the proposed development will not impact on neighbours privacy to a greater degree than existing because, the proposed works will not affect the existing boundary treatments and the proposed extension will replicate the existing dwelling's window openings. The proposed extension will also reduce the amount of glazing to the north and western elevations where the proposed extension will replace the existing conservatory extension. Furthermore, the relocated garage will not have any north facing window openings and will act as a barrier between the extended dwelling and 9 Kerrington Crescent.

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 the location of the replacement garage will infringe upon neighbours privacy to the north of the application site.

These concerns have been discussed and addressed in the Observations Sections above. The letter of objection received also raised concerns over property values and access to view. However such concerns are not material to the outcome of this planning application have not been taken into account.

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 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.

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.