

KEY INFORMATION

Ward Lochee

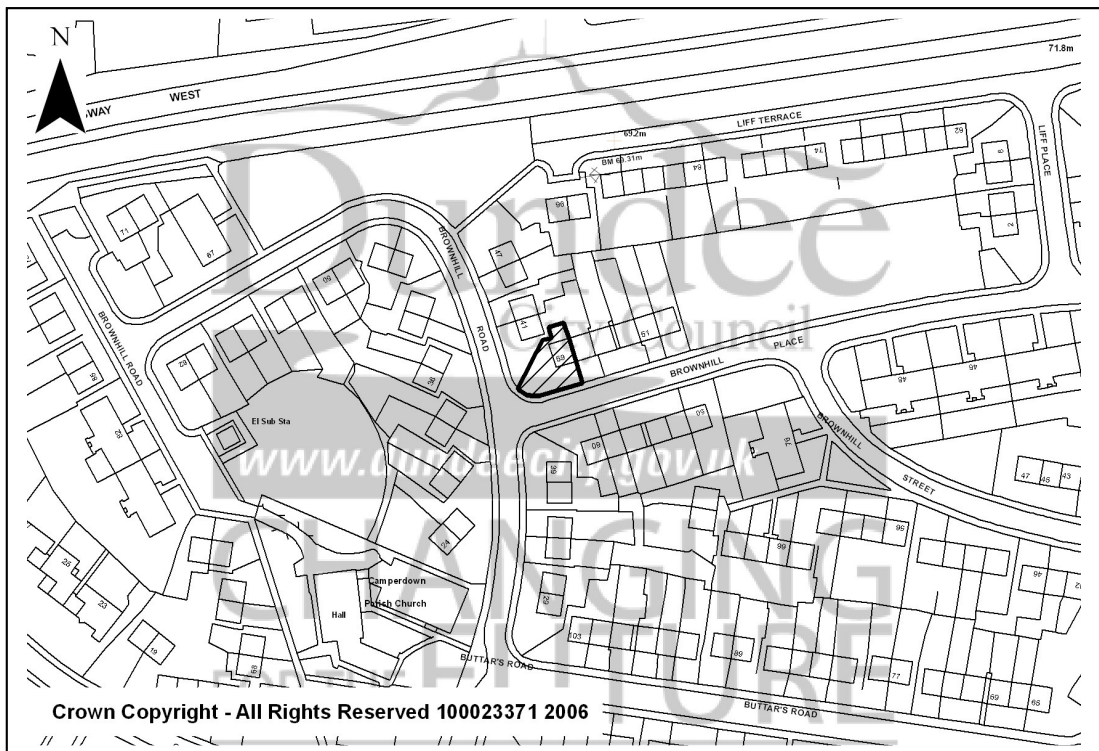
Proposal

Single storey extension to west elevation

Address59 Brownhill Place
Dundee
DD2 4JU**Applicant**Miss L Millar
51 Brownhill Place
Dundee
DD2 4JU**Agent**

Registered 4 Oct 2007

Case Officer Wendy Ferry



Proposal for Side Extension to House in Brownhill Place

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

RECOMMENDATION

It is considered that the proposed 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 59 Brownhill 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 north. The main issues relating to overshadowing, overlooking and loss of privacy.
- 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 to the west elevation of the dwelling. The extension is to be approximately 4.5m by 3.5m and is to have one window to the south elevation. The extension is to house a dining room. The walls are to have a grey granite render finish and the roof is to have red concrete roof and ridge tiles. The extension is to be approximately 4.35m in height from the lowest piece of land.

SITE DESCRIPTION

The application site is located to the north side of Brownhill Place on the north east corner of Brownhill Road. It is a 2 storey end of terrace dwelling. There are steps leading up to the front garden. There is no off street parking, however there is on street parking available. There is a hedge along the west boundary approximately 2m high and a metal fence to the south elevation approximately 1m high. This is a residential area with similar house types and styles.

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:

- 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

d the design and materials respect the character of the existing building.

Scottish Planning Policies, Planning Advice Notes and Circulars

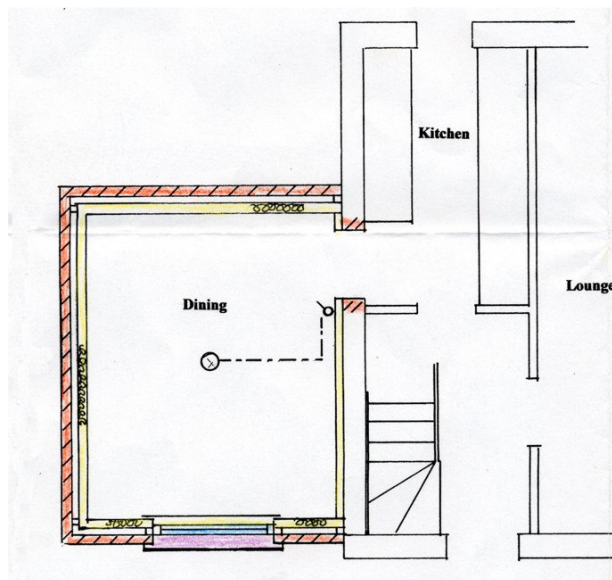
There are no statements of Government policy relevant to the determination of this application

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:

- Overshadowing of the property to the north.
- Overlooking and lost of privacy.
- Loss of light due to the neighbouring window being

located in the face of the planned development.

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:

- 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.

The proposal under consideration involves the erection of a single storey extension to the west elevation of the dwelling. 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 as the window is to the south elevation. The proposed development is to be placed 200mm from the boundary to the west.

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, overlooking and loss of light 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.

Reason

- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.