

KEY INFORMATION

Ward Lochee

Proposal

Single storey extension to form ancillary accommodation

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Dundee

Applicant

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Registered 15 Nov 2007

Case Officer B Knox



Proposed Extension to House in Cromarty Drive

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

RECOMMENDATION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported in this instance.

The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the alteration of the existing garage and the erection of a small extension containing an en-suite bedroom and kitchen.
- The applicants have stated that the new residential accommodation would be ancillary to the main house.
- The application is to be assessed under Policy 14 of the Dundee Local Plan Review 2005.
- It is considered that the proposal complies with the above policy and there are no material considerations that would justify a decision contrary to this.

DESCRIPTION OF PROPOSAL

It is proposed to erect a small extension to the north elevation of an existing dwelling. The extension would be small, measuring approximately 8m². There is an existing garage/storage area which would be converted to habitable accommodation in addition. The accommodation would be tied to the existing main dwelling and the main dwelling would in take access through the altered area.

SITE DESCRIPTION

The application site is located on Cromarty Drive in the west of the city. It is a large property which is understood to have been vertically subdivided into two units. There is a large garden area to the west of the property with a parking area at the front and side of the property.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

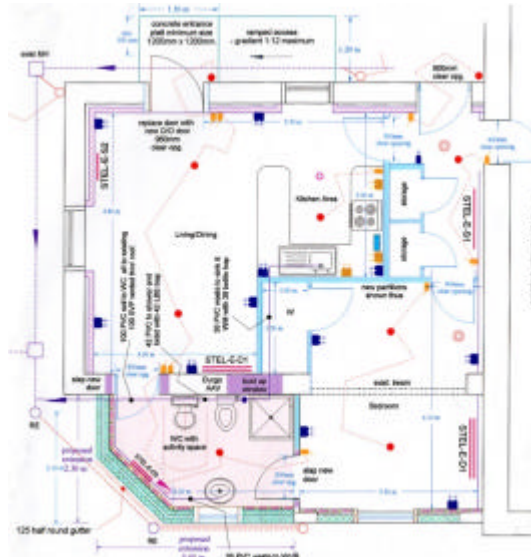
The following policies are of relevance:

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

- 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.

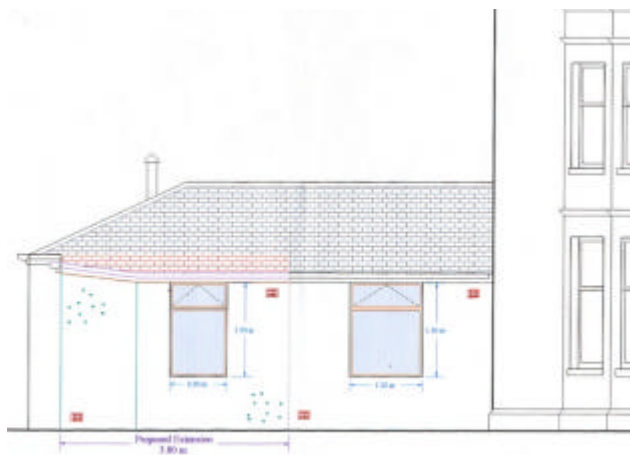
Scottish Planning Policies, Planning Advice Notes and Circulars

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 for the application site.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and 1 letter of objection was received which raises the following concerns:

- The proposal would eliminate the only garage to the property and also an area where the occupants park vehicles.
- Additional street parking in this area would make manoeuvres more difficult and increase the risk of accidents.

Copies of these letters are available in the Members Lounges and comments on the matters raised are offered in the Observations section of this report below.

CONSULTATIONS

No adverse comments have been received from any of the 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.

The proposal under consideration involves the conversion of the existing garage and the erection of an small extension. the area would contain a bedroom with en-suite and a separate kitchen. The main dwelling would be accessed via this area which would remain as ancillary habitable accommodation. 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 loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that there will be no significant loss of privacy of these properties as it will not overlook private areas. It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

It is therefore recommended that planning permission be granted with conditions which restrict the use of the area to members of the family occupying the existing house at 3 Cromarty Drive.

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:

Views of the objector:

- The proposal would eliminate the only garage to the property and also an area where the occupants park vehicles.
- Additional street parking in this area would make manoeuvres more difficult and increase the risk of accidents.

Despite the removal of the ability to use the garage, there will be sufficient area remaining off street that will allow the parking of vehicles.

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 building including finishing materials is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposal complies with the criteria of policy 14 of the Dundee Local Plan

Review 2005, there are no material considerations that would justify the refusal of planning permission. It is therefore recommended that planning permission be GRANTED.

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 occupation of this building shall be as ancillary residential accommodation to the main dwelling unit at 3 Cromarty Drive only and occupancy shall be limited to members of the family occupying the existing house at 3 Cromarty Drive.
- 3 The former garage proposed for ancillary residential accommodation shall not be provided with a separate curtilage, garden ground or parking facilities but rather shall share the garden ground and parking facilities of the main dwelling at 3 Cromarty Drive.
- 4 That the access between the extension and the original dwellinghouse shall be maintained at all times.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 It is considered that the occupation of this building as a separate dwelling unit from the main house at 3 Cromarty Drive would be unacceptable in terms of the overdevelopment of the plot in relation to prevailing densities in this area and the inadequate provision of garden ground.
- 3 It is considered that the formation of a separate curtilage for this building would result in the overdevelopment of the plot in relation to prevailing densities in this area and would detract from the character of the area.
- 4 In the interests of residential amenity.