

KEY INFORMATION

Ward West End

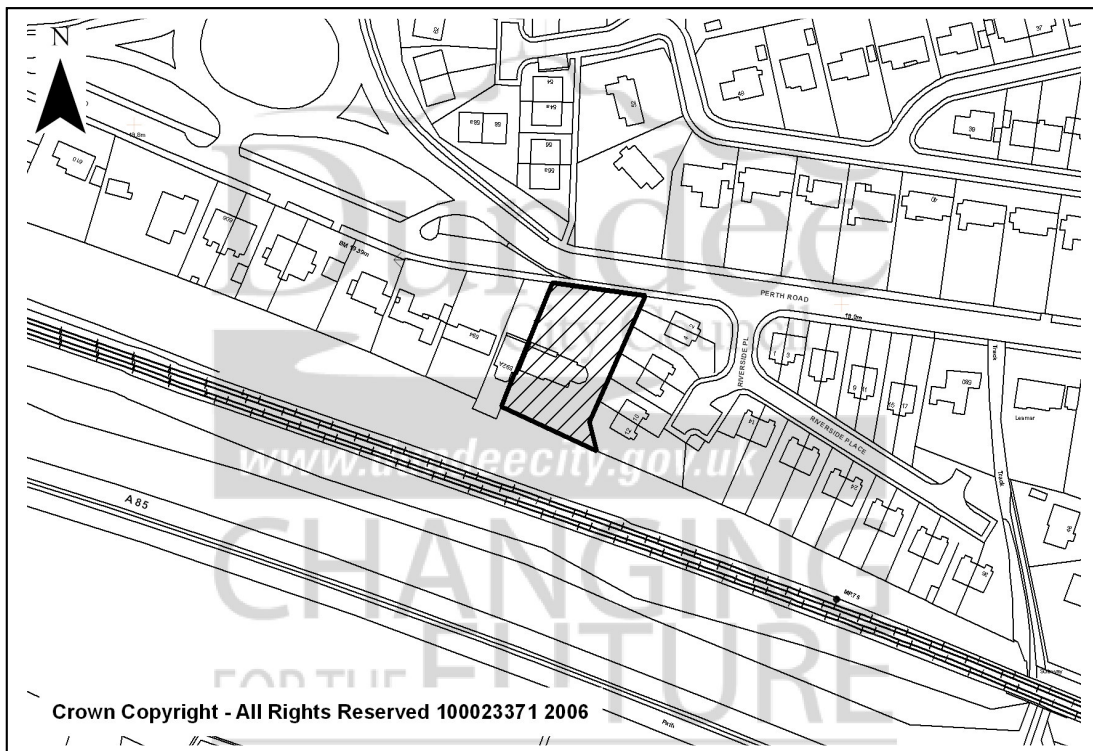
Proposal

Erection of a double garage

Address592 Perth Road
Dundee
DD2 1QA**Applicant**Mr G Banks
592 Perth Road
Dundee
DD2 1QA**Agent**

Registered 27 Nov 2007

Case Officer W Ferry



Proposed Double Garage in Perth Road

The erection of a double is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

It is considered that the proposed double garage 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 detached double garage 592 Perth Road, Dundee.
- The proposed garage 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 east. The main issue relating to overshadowing. 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 for the erection of a double detached garage to the north of the dwelling in front of the existing conservatory. The garage is to measure approximately 6.11m by 6.01m. It is to have a pitched roof with slate effect tiles to match the existing dwelling. The walls are to be roughcast and the concrete basecourse is to be painted brown to match the existing dwelling. There are to be two up and over doors to the west elevation of the proposed garage. The proposed development is to be placed 916mm from the line of the garden slope.

SITE DESCRIPTION

The application site is located to the south side of Perth Road, Dundee. It is a one and a half storey semi detached dwelling situated within a large landscaped garden. There is a large conservatory to the east elevation of the dwelling. There is a shared access to the dwelling with 592A Perth Road and there is off street parking for numerous vehicles to the front of the dwelling. Off street parking is also available. This is a residential area with various types and styles of dwellings and there is also a railway line to the south of the site.

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

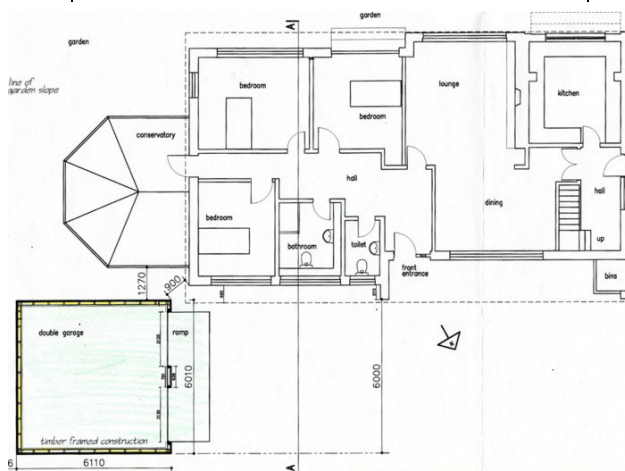
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

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.



- 1 Overshadowing to the gardens to the east and blocking of light to lower windows.
- 2 Soil erosion from the slope behind the position of the garage towards the rear of the gardens to the east.

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:

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 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 double detached garage. 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 as the materials to be used are to match the existing dwelling.

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 as the garage is to be placed to the north east of the dwelling and will only cause slight disruption to sunlight in the evening. In addition, it is also considered that the privacy of these properties will not be prejudiced as there are no windows on any elevations of the proposed garage.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

92/17339/D - Erection of Conservatory on east elevation of house - Approved with conditions.

93/18854/D - Erection of extension to form one and a half storey house on west elevation on site of demolished garage.

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:

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 issue relating to overshadowing has been discussed and discharged in the Observations section above. The issue regarding soil erosion from the slope behind the position of the proposed garage is not a planning matter and is therefore not relevant.

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 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.