

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Proposed single storey extension to rear of house and two storey extension to side of house to form attached garage with bedroom and en-suite.

**Address**

81 Clattowoods Place  
Dundee  
DD3 9SE

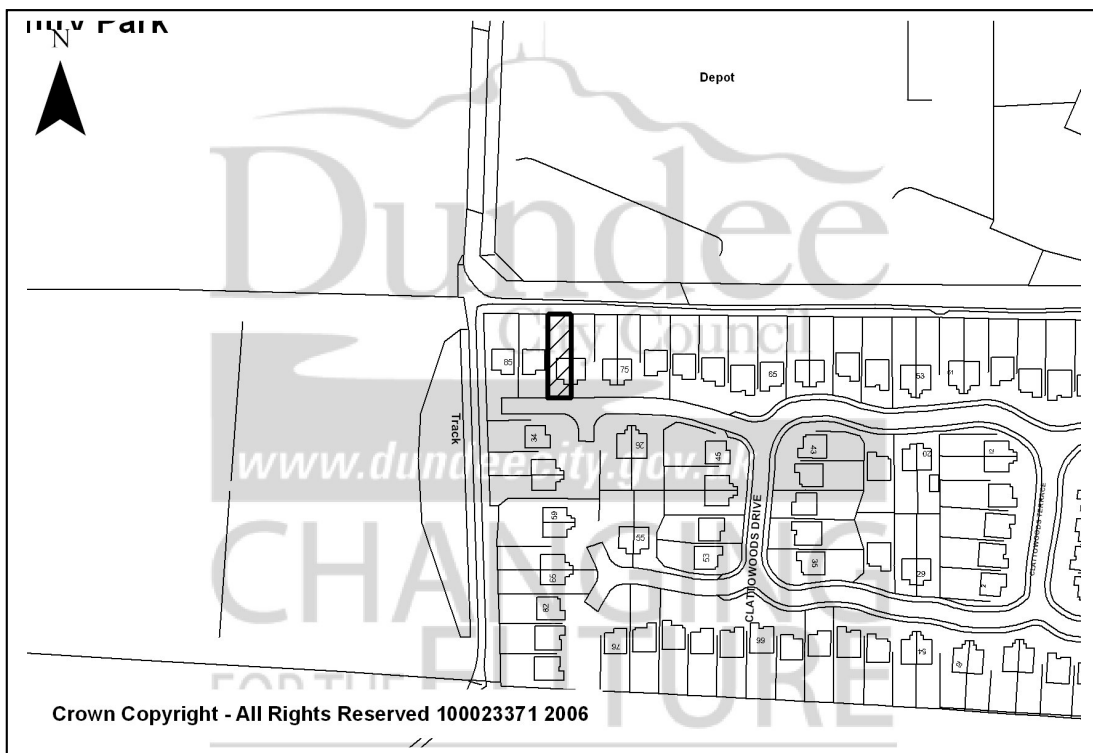
**Applicant**

Mr N Solomon and  
Ms M Stuart  
81 Clattowoods Place  
Dundee  
DD3 9SE

**Agent**

**Registered** 4 Dec 2007

**Case Officer** B Knox



## House Extension Proposed in Clattowoods Place

The proposed extension to a house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

**RECOMMENDATION**

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objectors, that would justify refusal contrary to the terms of the Development Plan.

**SUMMARY OF REPORT**

- Planning permission is sought for a two storey extension to the side of a two storey dwelling and a single storey extension to the rear of the property.
- Policy 14 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as it seeks to protect the amenity of neighbouring residents.
- Two letters of objection were received from nearby residents in relation to overshadowing, affect on character and poor design.
- It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The views of the objectors are not supported in this instance. There are no material considerations that would justify a decision contrary to this.

## DESCRIPTION OF PROPOSAL

The application proposes a single storey extension to the rear of the property to provide additional living accommodation and a two storey extension to the west side of the property to provide a garage to the ground floor and a bedroom with ensuite to the upper floor. The single storey extension would have french doors to the north elevation with two windows and two further windows to the west elevation. This single storey extension would have a floor area of approximately 15m<sup>2</sup> and would be finished with a double pitched roof with materials to match the existing dwelling. The walls would also be finished in materials to match the existing dwelling.

The two storey extension to the west side of the dwelling would have two floors and a footprint of approximately 21.8m<sup>2</sup>. The roof pitch would be to match the existing and would also utilise materials to match the existing dwelling.

## SITE DESCRIPTION

The application site is located in Clattowoods Place which is a modern housing development to the north of the city. There is a mixture of house types in the immediate area, including detached dwellings and semi detached dwellings. The application property is a semi detached property and is finished in concrete tiles to the roof with dry dash finish to the walls.

There is a long driveway to the front of the dwelling which continues to the side. There is also currently a small shed at the rear of the property at the end of the driveway area. The boundary between the application property and the property to the west is open but clearly marked by a small fence. At present the driveway is capable of accommodating approximately 2 or 3 vehicles. There is an open grassed area to the front of the dwelling and a private garden area to the rear of the property.

Other houses in the area have been extended in similar ways.

## 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;



- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- 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 planning history for the site.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received.

The main issues of concern relate to:

The extension will result in the overshadowing in relation to the living room of no 83 Clattowoods Place.

The development will affect the character of the area.

The extension is a poorly thought out design

Copies of the objection letters are available for inspection in the Member's Lounges and the issues raised are discussed below.

## CONSULTATIONS

No adverse comments were 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.

In terms of Policy 14, it is considered that the design is acceptable as it will be in keeping with the appearance of the existing dwelling due to the proportions and use of matching materials. In this respect, it is considered that the proposal complies with part (d) of Policy 14. In addition to this, the proposal represents an aesthetically pleasing manner in which to extend the existing dwelling and by matching the proportions of the existing dwelling it is considered that the proposals would not have an adverse impact upon the appearance of the main elevation of the dwelling. In this respect, the proposal is also considered to comply with part (a) of Policy 14.

The proposed extension to the side of the dwelling will be sited on the boundary between the adjacent property at 83 Clattowoods Place. The resulting distance between the side extension and the side elevation of 83 Clattowoods Place would be approximately 1 metre at its closest point. There are no windows to the side elevation of the adjacent dwelling and no windows are proposed to the side of the proposed extension. In this respect, it is considered that the proposal would not have a detrimental effect upon the privacy of the neighbouring properties.

The location of the property in relation to the orientation of the sun means that there may be a small reduction in the provision of sunlight to the adjacent property no 83 Clattowoods Place. However, as there are no windows to the east elevation of the neighbouring property and there is no usable garden space in the likely affected area, it is not considered that this would result in a significant loss of sunlight such as to warrant a decision contrary to the provisions of the development plan.

In relation to the rear extension, there is fencing to the mutual boundary with 79 Clattowoods Place which is approximately 2 metres high. The proposed extension is approximately 3.5 metres at its highest point and approximately 2.5 metres high at the mutual boundary. The proposal is therefore considered to comply with

part (b) of Policy 14. In this respect, it is considered that although there may be a minimal loss of daylight to the adjoining property, it is not of a significant level such as to warrant refusal of the application.

The proposal will not result in the loss of any useable garden ground and as such complies with part (c) of Policy 14.

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:

The views of the objectors:

The extension will result in the overshadowing in relation to the living room of no 83 Clattowoods Place.

The issue of overshadowing has been discussed and discharged in the Observations Section above.

The development will affect the character of the area.

The extension is of domestic scale and design and is similar to other extensions already in place throughout the housing development. It is therefore considered that whilst the proposal will alter the appearance of the application dwelling it would not result in a significant change to the character of the area.

The extension is a poorly thought out design

The design of the proposed extension has been discussed above in the Observations Section and concluded to be acceptable. The views of the objector in this respect are therefore dismissed.

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 refused/granted with conditions.

## Design

The design is considered to be acceptable and in keeping with the style and proportions of the dwelling. It is an appropriate design solution and will preserve the character and

appearance of the dwelling and surrounding area.

## CONCLUSION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objectors that would justify refusal contrary to the terms of the Development Plan.

## 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 Should it be proposed to finish the extension in an alternative material than those shown on the approved plans, details of the amended finishing materials will be provided in writing to and approved by the Council as Planning Authority prior to the commencement of development on site.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 It will not be possible to implement the approved 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.