

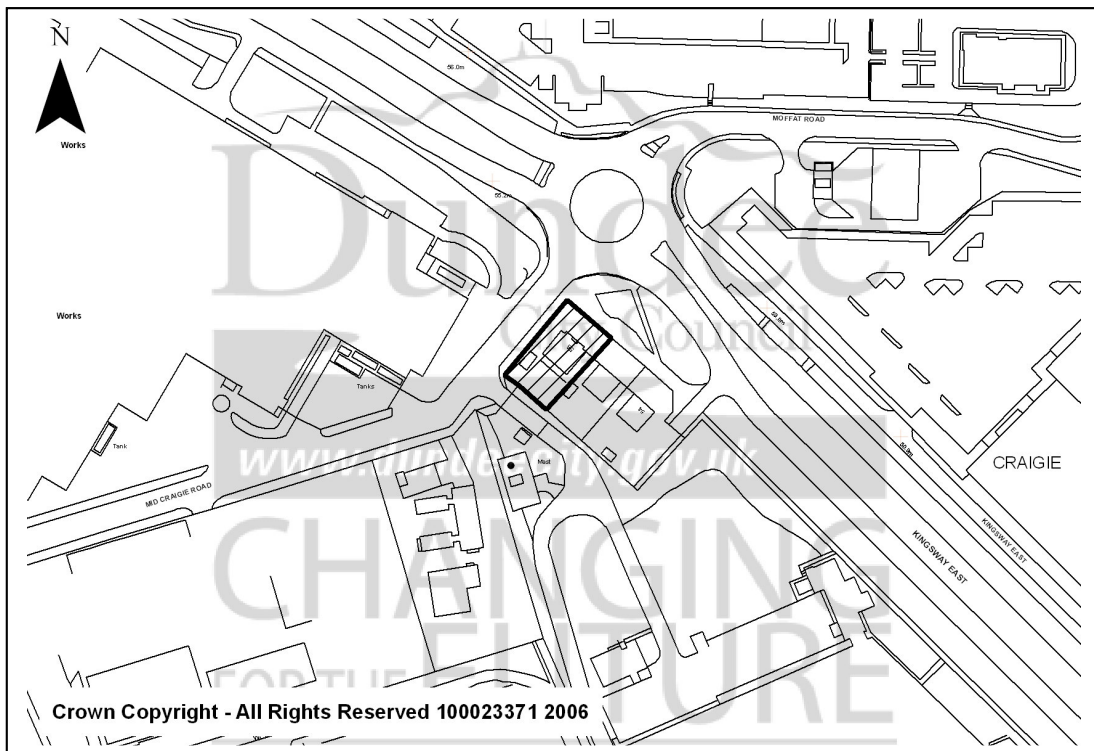
**KEY INFORMATION**

Ward East End

**Proposal**Single storey extension to  
South of existing house**Address**58 Kingsway East  
Dundee  
DD4 7RF**Applicant**Mr & Mrs McLean  
58 Kingsway East  
Dundee  
DD4 7RF**Agent**

Registered 21 Nov 2007

Case Officer S Page



# Proposal for Extension to House in Kingsway East

A single storey extension to an existing house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed extension meets the criteria of Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the Development Plan to withhold planning permission. Therefore, the application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- The application seeks planning permission for the erection of a single storey extension to the side of the property.
- One objection was received from a neighbour concerned with overlooking and quality of design.
- The proposed extension has been found to comply with the criteria of Policy 14 Alterations and Extensions to Houses of the Dundee Local Plan Review 2005 and the grounds of the objection are not supported.

## DESCRIPTION OF PROPOSAL

Planning permission is being sought for a single storey flat roofed extension to the south eastern side of 58 Kingsway East to accommodate a sauna and associated changing room. The Extension will be 9.6 metres in length and 2.45 metres in width. There will be patio doors to access the rear garden and a skylight on the flat roof. No other windows are proposed.

## SITE DESCRIPTION

The property is located on Kingsway East, adjacent to the roundabout at the access to Milton Of Craigie Retail Park. It exists in a row of similarly designed houses all with vehicular access taken from the front of the property.

58 Kingsway East is the northernmost house and as such borders with both Kingsway East and Mid Craigie Road. Its side and rear boundary wall is constructed of concrete block with a short open fencing above whilst the front boundary is constructed of dressed stone and hedging, additionally 3 large trees partially screen the property from Kingsway East.

The only residential neighbour lies to the south-east in a plot which is slightly lower than the application site. The house is largely identical to that at 58 Kingsway East.

## 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:

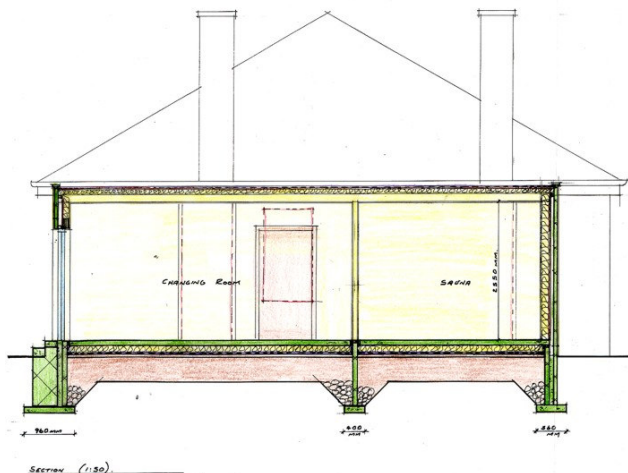
Policy 14: Alterations And Extensions To Houses - proposals to alter or extend existing dwellinghouses will be only be permitted where:

- 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.

## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application

## SITE HISTORY

07/00361/FUL - Retrospective Consent for Boundary Fence and Erection of Hot Tub Enclosure was approved in May 2007. The boundary fence which includes the division between this house and the objector's property has been erected but the hot tub enclosure was not in place during the site visit for this new application.

## PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One letter of objection has been received from a neighbour concerned about:

- a overshadowing and overlooking towards the neighbours Lounge window; and
- b appearance of the flat roof design.

## CONSULTATIONS

No adverse comments have been received 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

Policy 14: Alterations And Extensions To Houses - the existing front elevation is largely screened from Kingsway East by the boundary walls and higher, well maintained foliage. The extension is designed to tie into the existing building at the base of the roofline and therefore the general design is not considered to unduly detract from the appearance of the

main front elevation. The objector raised concern that the flat roof design would degrade the appearance / balance of the bungalows. This is not supported as the flat roofed design assists with reducing its visibility from the public road, if an extension to the existing roof was included this would result in a wider roofline that was more visible and out of character with the peaked rooflines of the neighbouring bungalows

The extension is to be constructed on one side of the property only and by virtue of lying to the north of its only neighbour will not influence the penetration of sunlight to that property. There will be an effect on quality of daylight currently enjoyed by the neighbour, however this is considered to be of a minor impact as the neighbouring property lies at a distance of three metres from the boundary and that space is occupied by a driveway rather than garden ground. The lack of windows in the south eastern wall of the extension will avoid any difficulties of privacy to neighbours.

The majority of the garden area will be retained due to the proposal existing solely to the side of the property which is only used as a pathway at present and the finishing materials are to be chosen to match the existing house.

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.

### **Objection**

One letter of objection was received from a neighbour concerned that the extension would overlook the side lounge/dining room window at 56 Kingsway East and that the design was inappropriate. As regards overlooking - the proposed extension has no windows facing the neighbours so the privacy of neighbours is not considered to have been degraded in any way. The design and light matters have been considered in the context of the Local Plan and are not supported for the reasons stated 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**

The proposed extension is of a scale, design, materials and massing that will complement the general character of the house.

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### **CONCLUSION**

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The proposed extension meets the criteria of Policy 14 of the Dundee Local plan Review 2005, there are no material considerations that would justify laying aside the Development plan to withhold planning permission. It is therefore recommended that planning permission be GRANTED.

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### **RECOMMENDATION**

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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**

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