

**KEY INFORMATION**

Ward East End

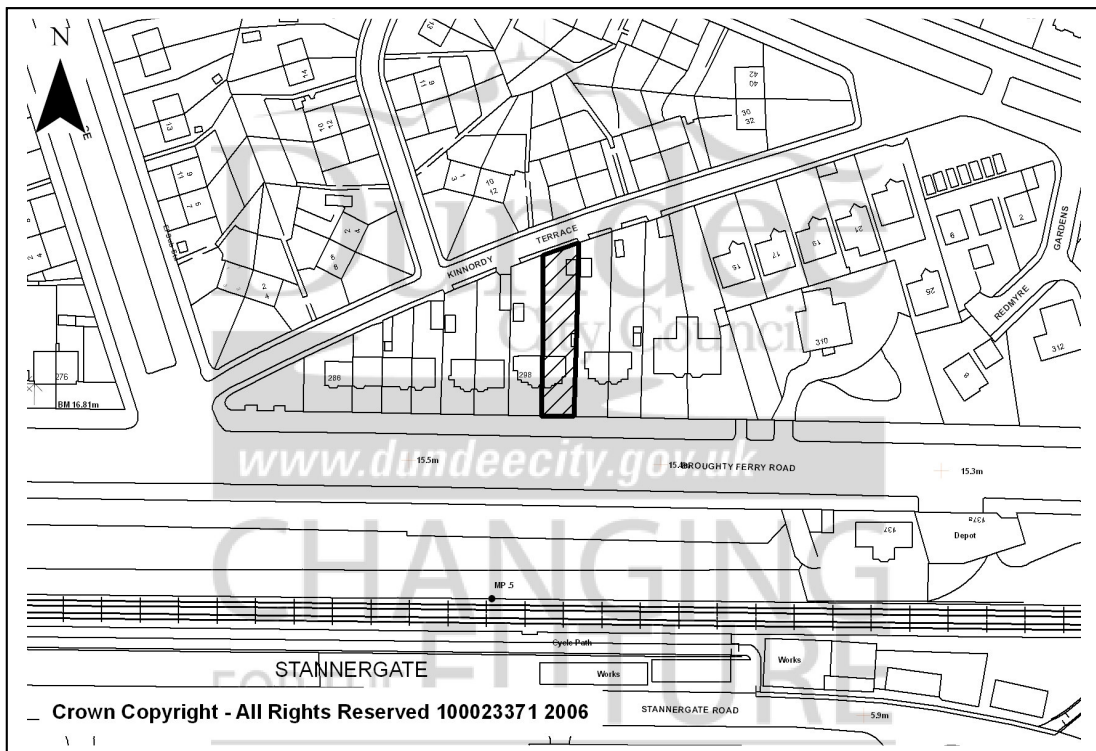
**Proposal**

Dormer conversion to rear of house

**Address**300 Broughty Ferry Road  
Dundee  
DD4 7NJ**Applicant**Mr D McIntosh  
300 Broughty Ferry  
Dundee  
DD4 7NJ**Agent**Ron Weir  
Balloch Bungalow  
South Balloch Farm  
Alyth

Registered 3 Dec 2007

Case Officer Wendy Ferry



# Proposed Dormer Conversion in Broughty Ferry Road

A dormer conversion to the rear of a house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed dormer extension is acceptable. The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought to erect a dormer extension to the rear of 300 Broughty Ferry Road, Dundee.
- The proposed dormer 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 east. The main issue relating to overlooking into their rear garden. The objection is not supported.
- It is considered that the proposed dormer 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 dormer extension to the north elevation of the dwelling at 300 Broughty Ferry Road, Dundee. A study room at second floor level is to be created. The proposed dormer is to project approximately 2.4m from the building at the highest point and is to be approximately 1.8m in width. The walls of the dormer extension are to be wet dash roughcast and the roof is to be flat with a sarnafil and pvc covering. There is to be a double glazed UPVC framed tilt and turn window.

## SITE DESCRIPTION

The application site is located to the north side of Broughty Ferry Road, Dundee. It is a two storey semi detached dwelling with 2 velux windows in the roof to the rear. There is off street parking to the rear and a detached garage. There are outbuildings and a summer house to the rear of the dwelling as well as a single storey extension. There is no off street or on street parking to the front as this road is a busy dual carriageway. This dwelling is in a row of similar dwellings. There are residential dwellings to the north of the site and to the south is the railway line as well as industrial works.

## 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
- 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

05/00512/FUL - Extension to roof including dormer to form third floor storey of accommodation - Application Withdrawn.

05/00784/FUL - Single storey extension to north and east elevations.

## 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:

- The proposed dormer extension to the rear of the property will cause overlooking to neighbouring dwelling.

## 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 dormer extension to the roof of the dwelling house to form a new study at second floor level. 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 the window is at high level and is considered to be a reasonable distance from the neighbouring property to the east.

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 issue relating to privacy has 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.

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## **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.

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## **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.