

KEY INFORMATION

Ward The Ferry

Proposal

Rear extension to house at
42 & 43 Cedar Road

Address

41 & 43 Cedar Road
Broughty Ferry
Dundee

Applicant

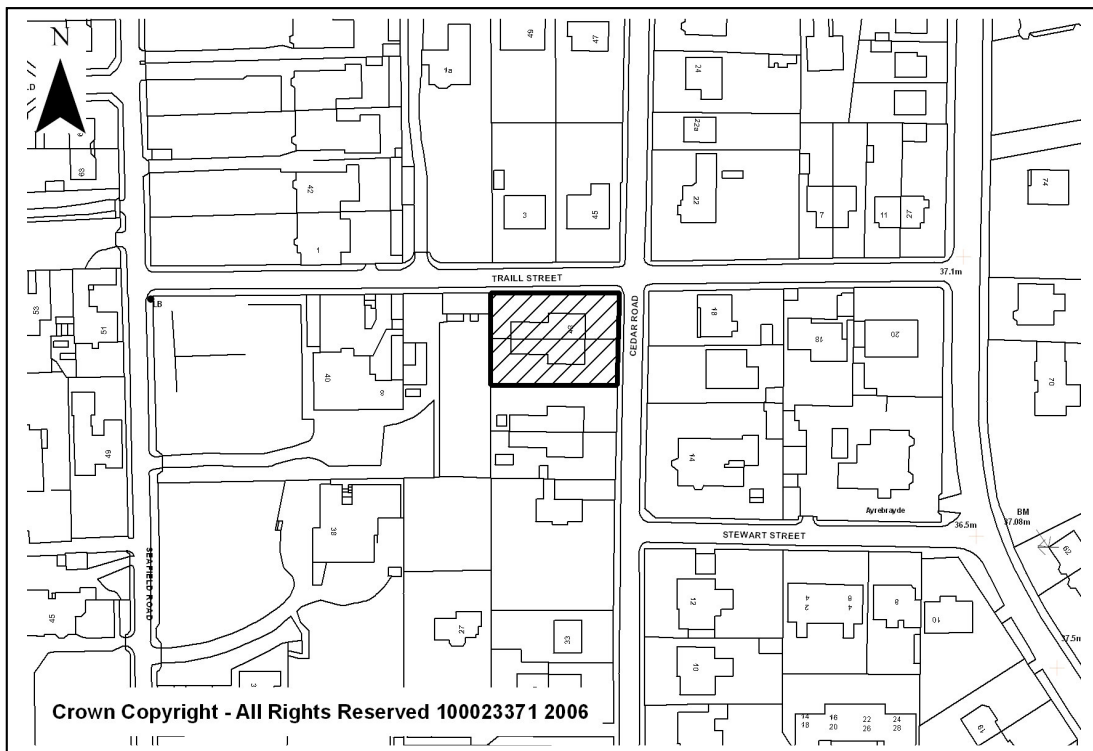
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Agent

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Registered 5 Dec 2007

Case Officer Paul Macari



Extension to House Proposed in Cedar Road

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

RECOMMENDATION

The proposed development is considered to meet the criteria of Policy 14 and Policy 61 of the Dundee Local Plan Review 2005. There are no material considerations that would justify withholding planning permission. It is therefore recommended that the application is **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension to the rear of 41 and 43 Cedar Road, Broughty Ferry.
- 1 letter of objection has been received from Broughty Ferry Community Council, raising concerns about over development of 41 and 43 Cedar Road, unbalance the symmetry of 41 and 43 Cedar Road and reduction in garden ground to both 41 and 43 Cedar Road.
- The proposed extension is considered to meet the criteria of Policy 14 (Alterations and Extensions to Houses) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of single storey extensions to both 41 and 43 Cedar Road, Broughty Ferry. Both properties currently benefit from a stone built single storey extension that forms the kitchen area. It is proposed to further extend the kitchen areas of both houses to form utility rooms and a dining area at 43 Cedar Road. The proposed extensions shall be located in place of the existing stone built garden shed at 41 Cedar Road and existing detached garage at 43 Cedar Road. The proposed extension shall be finished in materials matching the existing dwellings.

SITE DESCRIPTION

41 and 43 Cedar Road are situated on the western side of Cedar Road and southern side of Trail Street. The application site comprises 2 semi-detached 2 storey dwellings. Both dwellings are afforded large front gardens but small rear gardens. Indeed 43 Cedar Road has only side garden ground as useable amenity space as a single brick detached garage has previously been erected in the rear garden area with a driveway running along the western boundary of the site to the garage. Similarly 41 Cedar Road has a brick built outhouse located in the rear garden area and is only served by side garden ground. The front garden of 41 Cedar Road is split in 2 with the majority being taken up by a vehicular access and parking area. The front and side/rear gardens are separated by 1.8m high timber screen fencing with a dense beach hedge reinforcing this boundary at 43 Cedar Road.

The application site is bound by a 1.8m high brick built wall to the north, a 1.8m high timber painted fence to the south and west. To the east the site is bound by a 1m high dwarf wall. A 1.5m high hedge separates the front garden grounds of both houses.

Both buildings are constructed from sandstone and have slate pitched roofs. To the rear both dwellings have single storey kitchen/ dining areas that project out from the rear elevation of the buildings.

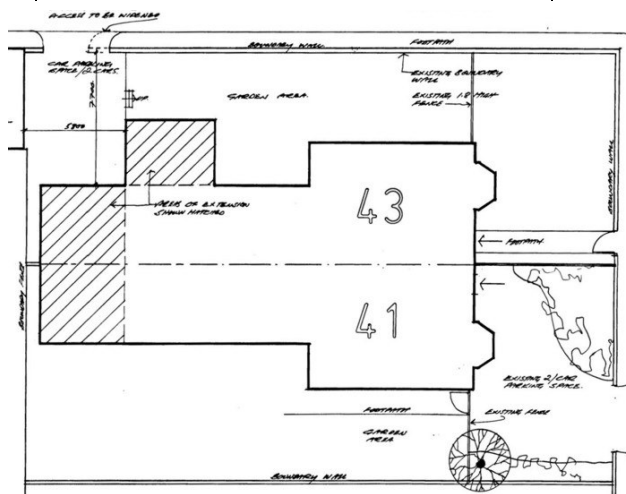
The application site is bound to the south by 2 semi detached dwellings very similar in scale, design and

massing to the application site. To the north and east there are single storey modern (1970's) detached dwellings and to the west the site is bound by a large stone built building.

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.

Policy 61: Development within Conservation Areas - within Conservation Areas all Development Proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees

and landscape features and historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

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 of relevance to the outcome of this planning application.

PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedures as laid out in Section 23(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. Accordingly 1 letter of objection has been received from Broughty Ferry Community Council and is discussed further in the Consultations section below. No other letters of objection were received.

CONSULTATIONS

No adverse comments have been received from statutory consultees. However, Broughty Ferry Community Council have raised the following concerns:

- The side extension to 43 Cedar Road will unbalance the pleasing symmetry of the 2 houses.

- The relatively small amount of garden ground (of No 43) will be reduced still further.
- The proposed side extension represents overdevelopment of this site.

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 proposed extension is considered to meet the criteria of Policy 14 of the Dundee Area Local Plan Review 2005. This is because the proposals will not impact upon prominent elevations of the existing dwellings. Given the existing boundary treatments and in particular the 1.8m high northern boundary and 1.8m high timber fence and beach hedging separating the front and rear gardens of 43 Cedar Road, the proposed glazed dining room will not be visible from Cedar Road or Traill Street. With regard to 41 Cedar Road, the proposed extension will follow the building lines of the existing dwelling and therefore given its location to the rear of the dwelling will not be visible from public elevations.

Through sensitive window positioning and roof design, the proposed single storey extension shall not overshadow or overlook neighbouring properties whilst maximising solar gain. The proposed extension will take up approximately 21% of the useable garden ground at 41 Cedar Road and 32% at 43 Cedar Road. Although the proposed extension will remove the existing garage at 43 Cedar Road, 2 off street car parking spaces will be retained within the curtilage of the property. The existing off street car parking facilities at 41 Cedar Road will remain unchanged.

The proposed extension is to be finished in an ashlar stone that will blend well with the existing stone buildings. The roof of the proposed extension will be hipped and finished in natural slate. The windows of the proposed extension will match those of the existing dwellings respectively. Given the traditional design and finishing materials, the proposed extension will compliment the existing dwellings while also respecting the character and setting of neighbouring dwellings and surrounding conservation area.

With regard to Policy 61 of the Dundee Local Plan Review 2005, the proposed extension by virtue of competent design, scale and massing will respect the character and setting of the surrounding conservation area. This is because the extension will not impact upon the existing streetscapes of Cedar Road and Traill Street. Furthermore, the Forthill Conservation Area is characterised by a leafy suburban environment with large dwellings built from natural materials. The proposed extension whilst finished in natural materials that will blend with the existing and surrounding buildings, will not impact upon the existing mature trees and shrubbery at 41 and 43 Cedar Road.

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:

A Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, requires planning authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

This matter has already been considered in the assessment of the proposed development under Policy 61 of the adopted Local Plan and it was considered that the proposal would not detract from the character and appearance of the Forthill Conservation Area.

B Views of the Objector - The character of the application site is captured in the symmetry of the front elevations of 41 and 43 Cedar Road. Given the existing boundary treatments separating front and rear gardens as

well as the existing 1.8m high eastern boundary wall, the proposed side extension to 43 Cedar Road will not be wholly visible from public elevations and therefore its impact upon the unique symmetry of the front elevations of 41 and 43 Cedar Road is not considered significant.

The level of development proposed has been discussed in the Observations section above. Given that the proposed extension will not taken up more than 21% of 41 Cedar Road and 32% of 43 Cedar Road, neither dwelling will be afforded useable garden grounds of less than 140m² respectively.

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

By virtue of scale, design and massing the proposed extension is considered to compliment the existing dwellings as well as the surrounding Forthill Conservation Area. It has been noted that details of the proposed roof lights have not been submitted. Should Committee be mindful to grant planning permission this matter shall be addressed by way of condition so as to ensure that the roof lights proposed are in keeping with the existing building and conservation area.

CONCLUSION

The proposed development is considered to meet the criteria of Policy 14 and Policy 61 of the Dundee Local Plan Review 2005. There are no material considerations that would justify withholding planning permission. It is therefore recommended that planning permission be granted subject to conditions.

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 BEFORE WORK STARTS ON SITE, details to a scale of no less than 1:20 of the proposed roof lights shall be submitted to this Planning Authority for written approval. For the avoidance of doubt only the roof lights approved by virtue of this condition shall be installed.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding the visual amenity of the existing dwellings and surrounding Forthill Conservation Area.