

KEY INFORMATION

Ward The Ferry

Proposal

Demolish garage and erect 2 storey extension to the south and west and single storey porch to the north

Address

6 Albany Road
Broughty Ferry
Dundee

Applicant

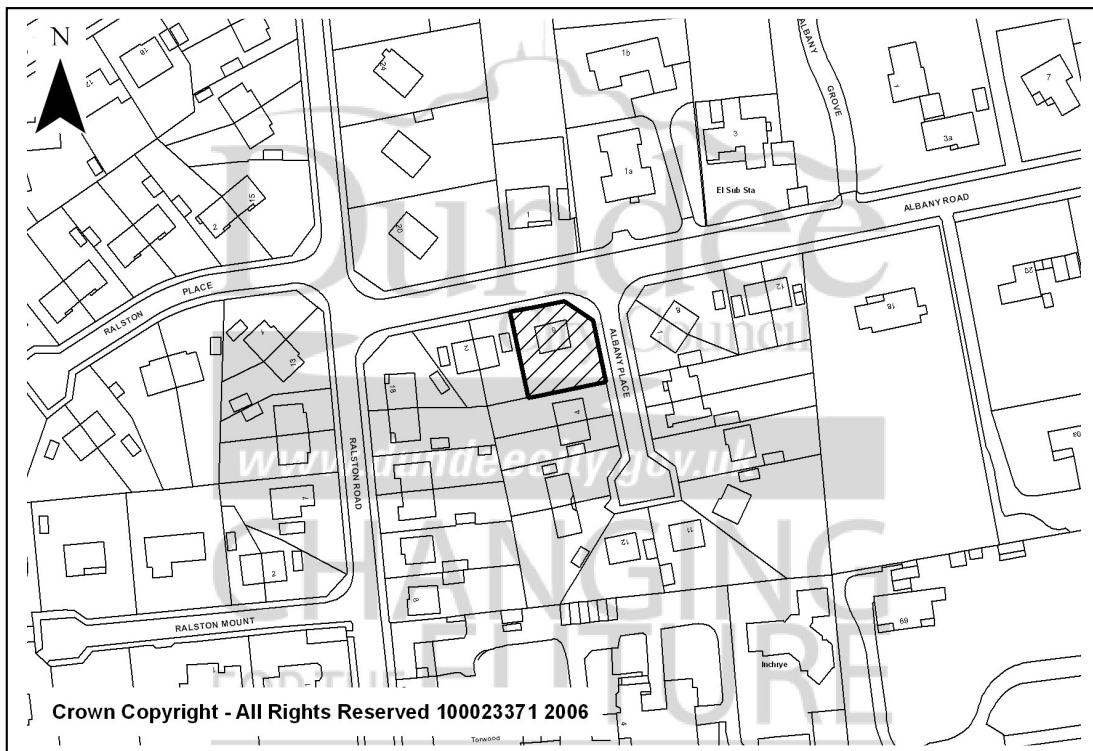
Mr & Mrs Shakeel Ismail
4 Albany Place
Broughty Ferry
Dundee

Agent

G D Architectural Services
101 Brook Street
Monifieth

Registered 8 Jan 2008

Case Officer Stephen Page



Proposal for a House Extension in Albany Road

The erection of a two storey extension and a single storey porch is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed house extension is considered to comply with Policy 14 of the Dundee Local plan Review 2005. There are no material considerations that would justify laying aside the development plan to refuse planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks planning permission for the extension of a house at 6 Albany Road, Broughty Ferry.
- The proposed works involve a 2-storey extension to the west comprising a double garage with bedroom accommodation above; a 2-storey extension to the rear for a ground floor kitchen with bedrooms above and the addition of a vestibule porch to the front door area. Additionally, the single garage which currently exists in the rear garden is to be demolished and together with the associated driveway, restored to garden use.
- 1 letter of objection was received concerned with the scale of the proposal
- The proposed house extension has been found to comply with policy 14 of the Dundee Local Plan Review 2005 and the grounds of the objection are not supported.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the extension of a house at 6 Albany Road, Broughty Ferry.

The proposed works involve a 2-storey extension to the west comprising a double garage with bedroom accommodation above; a 2-storey extension to the rear for a ground floor kitchen with bedrooms above and the addition of a vestibule porch to the front door area. Additionally, the single garage which currently exists in the rear garden is to be demolished and together with the associated driveway, restored to garden use.

SITE DESCRIPTION

The application building is located on a corner site at the junction of Albany Road and Albany Place, Broughty Ferry. It currently comprises of a detached house, believed to have been constructed in or around the 1960's. Additionally there is a flat roofed single garage situated in the rear garden with a driveway of approximately seven metres to access Albany Place.

To the South, East and West are semi detached residential properties of a similar age and general design. To the North are further residential properties of differing designs in a generally lower density to that at Albany Place.

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.



PROPOSED NORTH ELEVATION

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.



PROPOSED EAST ELEVATION

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

It is believed that the house was constructed in or around the 1960's. A planning application for a 2-storey extension was granted permission in 1992 but never constructed.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure.

One letter of objection was received from a local resident concerned about the scale of the development.

Copies of the objection letter are available in the Members Lounges and the issues are discussed in the Observations section below.

CONSULTATIONS

No adverse comments have been received from statutory 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 - 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.

The development will certainly change the appearance of the house on the prominent north and east elevations. However this is not considered to present an adverse impact on those elevations. The proposal seeks to complement the existing house design and materials in a manner which, whilst it will change the character of the house, should not look out of place in this area of the city.

Due to the neighbouring properties lying to the west and south, there should be no significant reduction in sunlight or daylight penetration to those dwellings. As regards privacy - the rear extension will extend to within 6.5metres of the southern plot boundary and contain windows in that elevation, the southern neighbour has a window in its side elevation at a distance of approximately 3 metres from the boundary, that window is a staircase and consequently does not unacceptably reduce the privacy of the neighbour.

The western neighbour's dwelling lies in line with the application property and consequently privacy between the properties is not disturbed. That said the rear extension does have westward facing windows at a distance of approximately 5.5 metres from the boundary: this will offer views towards the neighbour's garden but partially obscured by the neighbour's existing garage extension and garden landscaping. It is therefore considered that whilst there will be a potential reduction in privacy to that garden area, it is not in itself sufficient to warrant the refusal of planning permission.

The properties to the north are separated by the approximately 12 metre wide Albany Road, giving a building to building distance in the region of 27 metres. Similarly those properties to the east are also separated by Albany Place, giving a building to building distance of around 22 metres.

Given these considerable distances there is not considered to be any

significant loss of daylight, sunlight or privacy.

The rear extension is of approximately 40m², but the application also involves the demolition of the existing garage and driveway, which currently occupies just over 40m². The quantity of rear garden area will therefore increase slightly as a result of this proposal to around 200m².

The side extension is of approximately 35m² which is currently in good order as garden ground but of little real use to the residents due to its exposure to the street. Accordingly the garden ground requirements are met.

The design and materials proposed have been chosen to match that of 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:

Objections

One objection was received from a neighbour to the north concerned about the scale of the proposal. It is considered most appropriate to compare the proposal with the neighbouring properties to the East, South and North, those neighbouring properties are of a semi-detached design, but otherwise complement the existing house in terms of age, materials and general appearance. This proposal, if built would form a building of 13.75 metres in width on its eastern and northern elevations. This compares favourably to the 11.5 metre widths of the neighbours, of further note is that all neighbours have detached garages which further increases the mass of their properties. Accordingly the mass of this building is not considered to be out of place in this locality.

The objector also raised the issue of loss of view from the objectors property. However this is not valid grounds for objection

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

As stated above, the proposed extensions are considered to be designed in a sympathetic manner, using materials and a general design which complements the existing house. The proposed garage is only 5.3metres from the rear of the footway on Albany Road, In accordance with our roads standards a condition will be applied to the permission to require the use of a roller shutter door to compensate for the shortened driveway and enable a car to park in the new driveway without impeding movement on the footway.

CONCLUSION

The proposal meets the criteria of Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify laying aside the development Plan to refuse planning permission.

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 It is a requirement that the garage shall be fitted with a roller shutter door. Details of the door shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of road and pedestrian safety, to allow a vehicle to be parked wholly within the driveway.