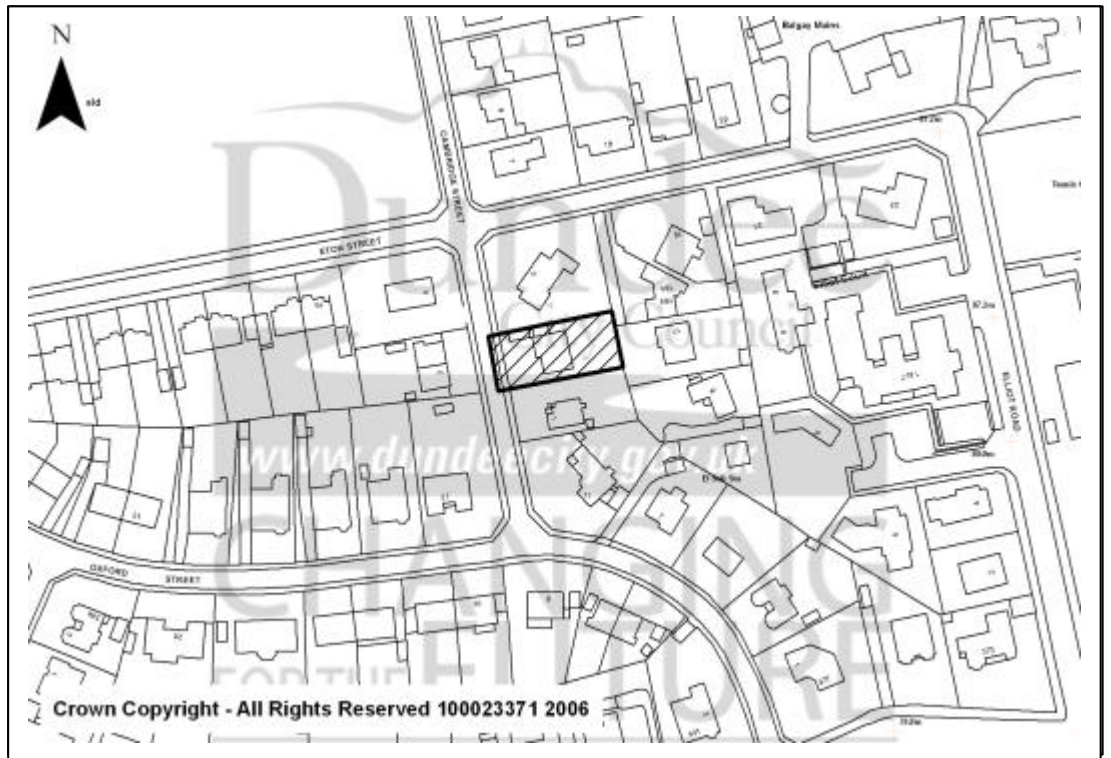


**KEY INFORMATION**

Ward West End

**Proposal**

Proposed dormer windows to east and west

**Address**Mr M Harkin  
3 Cambridge Street  
Dundee  
DD2 1TD**Applicant****Agent**Registered 13 Feb 2008  
Case Officer Wendy Ferry

## Proposed Dormer Windows in Cambridge Street

The installation of 2 dormer windows is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed alterations and extensions are not acceptable. The proposal does not comply with Policy 14 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- Planning permission is sought to install dormer windows to the east and west elevations at 3 Cambridge Street, Dundee.
- The proposed dormer extensions raise 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 north east of the site. The main issues relate to overlooking onto patio/garden area and into a bedroom window from the proposed dormer extension to the rear. The objection is not supported.
- It is considered that the proposed dormer extension to the rear is not in accordance with Policy 14 of the Dundee Local Plan Review 2005 as it is of a size and appearance that would detract from the appearance of the existing building. There are no material considerations that would justify approval of this application in this instance.

**DESCRIPTION OF PROPOSAL**

Planning permission is sought to erect dormer extensions to the east and west elevations at 3 Cambridge Street, Dundee. The dormer to the west elevation at the front of the dwelling is to measure approximately 2.5m in width by 2.4m in height. It is to be the same height as the ridge of the main roof. The dormer to the east elevation at the rear of the dwelling is to measure approximately 7m in length by 1.9m in height. It is to cover almost the entire roof area. The dormers are to have flat roofs with hipped detail to either side. The front dormer is to have 2 windows to the west elevation and one window to the south elevation and the rear dormer is to have 3 single windows.

**SITE DESCRIPTION**

The application site is located to the east side of Cambridge Street, Dundee. It is a one and a half storey dwelling located on a steep hill. There are velux windows to the front and rear. There is off street parking to the front of the dwelling for one vehicle and on street parking is also available. This is a residential area with various types and styles of dwelling of one and a half or two storey dwellings on a fairly quiet road.

**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

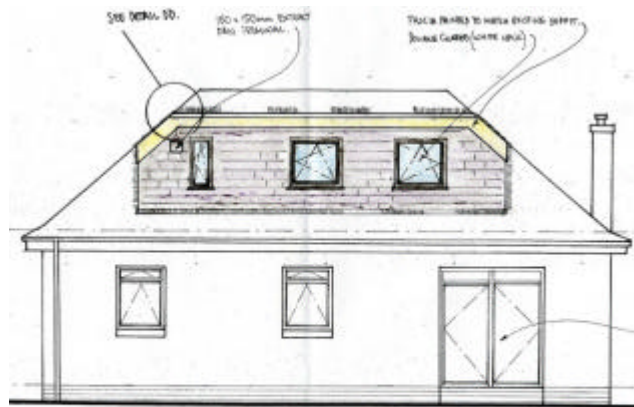
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.

**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.



PROPOSED EAST ELEVATION.

**SUSTAINABILITY ISSUES**

There are no specific sustainability policy implications arising from this application.

**SITE HISTORY**

There is no site history of any relevance to this application.

**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:

- 1 Loss of residential amenity due to overlooking into the neighbouring patio, garden area and bedroom.

**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:

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 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 alterations and extensions to the roof of a dwelling house to form a new bedroom and en-suite. It is considered that the proposed dormer extension to the front is acceptable in terms of size, design and appearance, however the proposed dormer extension to the rear is of a size and appearance that would detract from the appearance of the existing building and, as a consequence, fails to comply with the requirements and aspirations of Policy 14 - Alterations and Extensions to Houses of the Dundee Local Plan Review 2005.

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 significant loss of daylight or sunlight for the neighbouring properties. In addition, it is also considered that the privacy of these properties will not be significantly prejudiced by the provision of new windows as there is a fairly large rear garden to the application site.

It is recognised that there are dormer windows of a similar design in the local area. These extensions have been in-situ for a number of years and it is considered, that these do not set a precedent such as to justify reducing

the design standards required by the relevant development plan policies.

It is concluded from the foregoing that the proposal does not comply 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 approval of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be Refused.

## 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

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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

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It is recommended that consent be REFUSED for the following reason:

## Reason

- 1 The proposed development is contrary to Policy 14 - Alterations and Extensions to Houses of the Dundee Local Plan Review 2005 by virtue of the size and scale of the proposed new dormer having a detrimental impact upon the appearance of the prominent elevation of the existing dwelling to the detriment of the character and integrity of the building. There are no other material conditions which would justify the approval of this application.