

KEY INFORMATION

Ward The Ferry

Proposal

Construction of 2 storey rear extension with balcony

Address

1 Boyd Place
Broughty Ferry
Dundee

Applicant

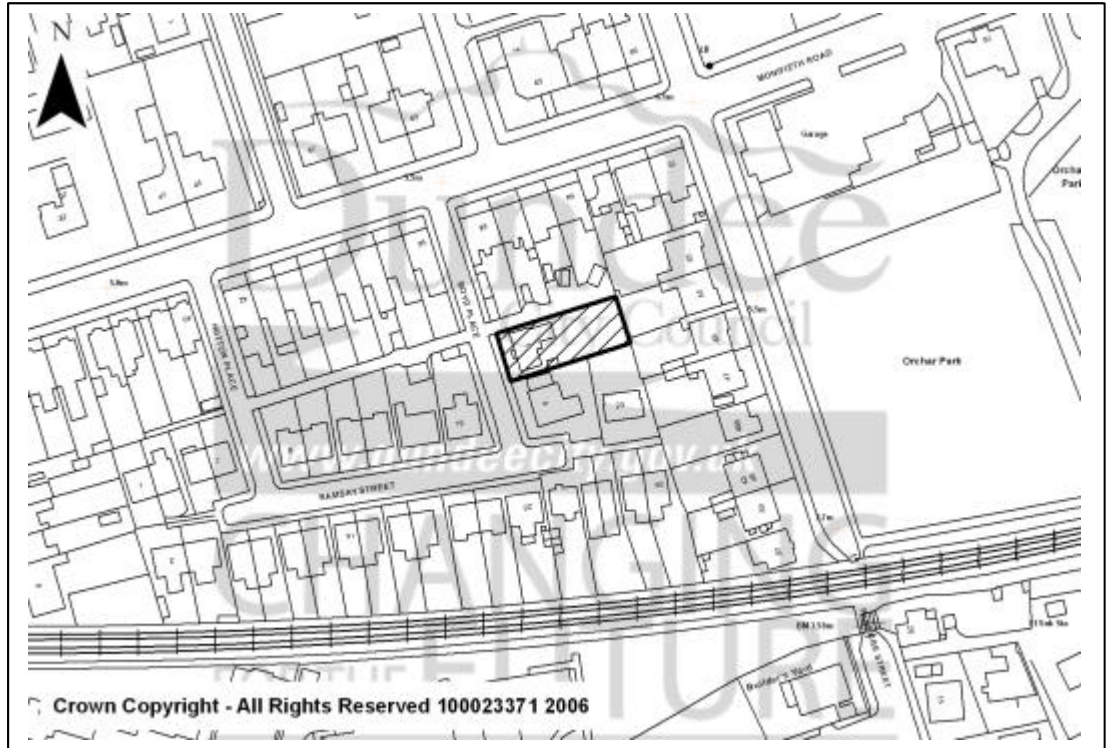
Ken and Claire Leslie
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Agent

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Registered 25 Feb 2008

Case Officer Stephen Page



House Extension Proposed in Boyd Place

The construction of a two storey rear extension with balcony is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension complies 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 approval for a two storey extension to a house at 1 Boyd Place, Broughty Ferry.
- One Objection was received from a neighbour concerned with the design of the building, effect on a conservation area and loss of privacy.
- The proposal 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 proposal involves a two storey extension to the rear of a house at Boyd Place. This involves a dining room and utility room at ground level with a bedroom above. New windows will exist on both floors on southern and eastern elevations and an enlarged kitchen window on the ground floor north elevation.

On the eastern elevation this involves patio doors at ground level with a glazed door, and small window serving a utility room. At first floor a full height double window to serve a balcony off the bedroom and a smaller window serving a changing room.

Two windows on the south side are both small in nature and serve bathroom facilities.

SITE DESCRIPTION

The property lies to the east side of Boyd Place, Broughty Ferry. It is a two storey property with an existing two storey rear extension facing to a large rear garden.

To the north is an access lane serving the rear accesses to the residential properties on Monifieth Road, whilst the southern and eastern boundaries are shared with the rear gardens of residential properties.

Properties to the east are within the Reres Hill Conservation Area but the application property is not.

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:

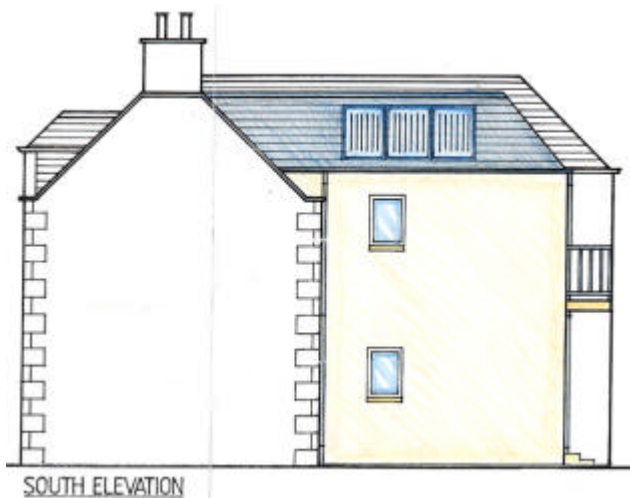
Policy 14: Alterations and Extensions to Houses - Proposals to alter or extend existing dwellinghouses will be only be permitted where:

- 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 c more than 50% of the original useable garden area will be retained; and
- d 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

The application includes the addition of six roof mounted solar panels which are to be welcomed in terms of environmental sustainability.

SITE HISTORY

The property, with its rear extension has been in existence since around 1900. There is no recent planning history relevant to this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. One Objection was received from a neighbour concerned with the design of the building, effect

on a conservation area and loss of privacy.

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:

- a the prominent elevations of the house are the western elevation, and to a lesser extent, the northern elevation. the western elevation remains unaffected by the proposal, whilst the northern elevation will be subject to a single window enlargement. That window is towards the rear of the property and as such is relatively remote from the public street and is not considered to be significant.
- b The two storey extension will increase the quantity of shadow produced by the house, as a result of the increased mass of the building. However the applicant has sought to minimise this by providing a mansard roof at a lower level than the existing front elevation roofline and has kept the extension contained within the corner that is formed by the existing building. Accordingly the majority of any shadow created will fall into the applicants garden area and the access lane that exists to the north of the house. It is not considered

that there will be any significant loss of sunlight or daylight to adjacent residential properties. As regards privacy, the proposal involves windows on north, east and south sides, with an additional small balcony at first floor level on the eastern side.

The window on the northern elevation serves a kitchen and is an enlargement of an existing window. Its view is of the access lane that serves the property and neighbouring houses on Monifieth Road. It is considered that no significant privacy issues exist on this elevation.

East Elevation - This is to be fitted with an additional six windows and a balcony. The ground floor windows includes a large patio door and offers views over the rear garden only. Views beyond are heavily obscured by the boundary treatments which include high fencing and hedging. The upper floor windows offer views to the east towards the rear of houses at Panmure Street. The Local Plan states that the minimum distance required for the protection of privacy is 18 metres. However the properties in Panmure Street are at a distance of approximately 36 metres. Accordingly the privacy of those properties is not considered to be significantly affected.

The southern elevation windows serve bathroom facilities and as such are of obscure glazing, thus protecting the southern neighbour from any detriment to privacy.

The proposed balcony is of less than two square metre in size and will afford views into the southern neighbour's garden, but not into any window of their house. Views from the balcony to the properties that lie to the south east are heavily obscured by existing mature trees.

It is considered that whilst there is an opportunity for overlooking of the southern property from the bedroom balcony, this is not sufficiently significant to warrant refusal of the application:

- c The development will not occupy more than 50% of the garden area

- d The materials have been chosen to match the rendered appearance of the existing house, with roof and window materials to match the existing appearance. The general design complements the existing two storey design and does not impact on the streetscene of Boyd Place.

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 objection was received from a neighbour in Panmure Street concerned with the design of the building, effect on a conservation area and loss of privacy.

Design: whilst matters of design have been considered in respect of policy 14 above and regarded as acceptable. The objector has indicated that the prevailing style of upper floor extension is by roofspace conversion and addition of dormer windows. This is considered irrelevant in this case as the applicant property is already a full two storey property and was originally designed and built as such.

Conservation area: the applicant property is not within the Reres Hill Conservation Area and as such is not considered to have an effect on that area.

Loss Of Privacy: this matter has been considered in respect of policy 14 of the Local Plan and was considered not to have been adversely affected.

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 proposal involves an infill extension which acknowledges the existing height of the building and its appearance from the street and side lane that serves the property. It is considered to be of an acceptable design and uses materials that

complement the appearance of the existing building.

CONCLUSION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and the views of the objector are not supported. Accordingly the proposal is recommended for APPROVAL 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 All windows on the south elevation should be fitted with obscure glazing

Reasons

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