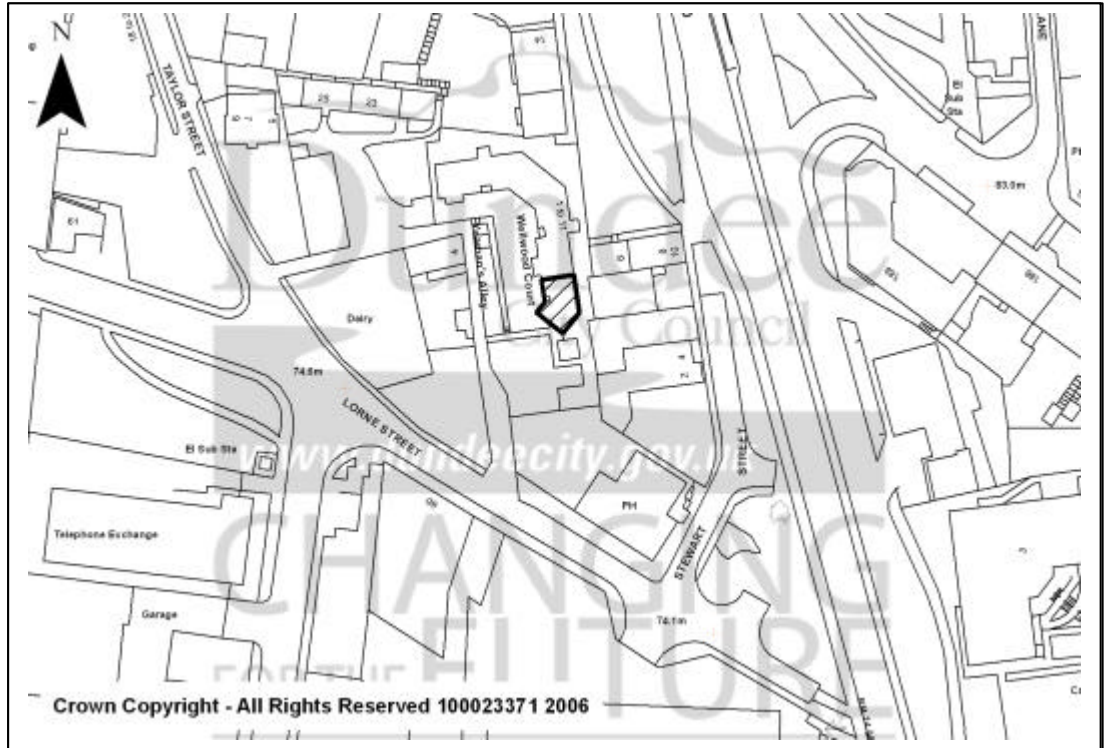


KEY INFORMATION

Ward Lochee

Proposal

Form New Dormer to East Elevation

AddressFlat 11
Wellwood Court
1 Yeamans Alley**Applicant**Mr Batchelor
Flat 11
Wellwood Court
1 Yeamans Alley
Lochee
Dundee**Agent**G D Architectural Services
101 Brook Street
Monifieth**Registered** 3 March 2008**Case Officer** B Knox

Proposal for Dormer Extension in Wellwood Court

The formation of a new dormer is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policy 14 of the Development Plan 2005. The views of the objector are not supported in this instance and the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a dormer window to the rear elevation of a flatted dwelling.
- The proposal falls to be considered under the terms of Policy 14 of the Dundee Local Plan Review 2005.
- An objection to the proposal has been received from an adjacent resident. The main relevant issues relate to loss of privacy and that the dormer will not enhance the area.
- The proposal is considered to be in accordance with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objector, that would justify the refusal of the application contrary to this policy.

DESCRIPTION OF PROPOSAL

The application proposes the erection of a new dormer window to the rear (east) elevation of the property. It would measure approximately 3.5 metres by 1.9 metres across and project approximately 3 metres from the plane of the roof. It would not be higher than the height of the ridge line.

It would be finished with timber lining stained dark brown and the roof would be finished with grey felt. The dormer would serve a study area.

SITE DESCRIPTION

The application site is located in Wellwood Court, a residential cul de sac in the Lochee area of the city. The property is single storey and is located at the southern end of a larger flatted block which is predominantly three stories in height. The application property has its own private entrance and rear garden area. There is a communal parking area to the south of the application site serving the nearby residential properties. The dwelling is finished in dry dash and concrete tiles to the roof.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 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.



CONSULTATIONS

No adverse comments have been received from any of the consultees.

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

In terms of Policy 14, the proposed dormer is to be to the rear elevation of the property. In this respect, it is considered that the proposal will not impact upon the prominent elevations of the dwelling. As a consequence, the proposal is considered to comply with part (a) of Policy 14 of the Dundee

Local Plan Review 2005.

Part (b) of this Policy states that there should be no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties. The proposed dormer window would face in an easterly direction. There are existing dwellings to the east which sit at a higher ground level than the flatted development of Wellwood Court. This change in ground level and the existing boundary walls to the east will mean that any overlooking will be limited. In addition to this, the adjoining flats to the north freely overlook the garden areas of the houses to the east at present. In addition, it will not encroach on the privacy of the adjoining flats.

The erection of the dormer will not impact upon the level of garden space since it will involve no change to the footprint of the dwelling. It is therefore considered that the proposal complies with part (c) of Policy 14.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no site history relevant to the determination of this application.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and one letter of objection was received. Some of the issues raised in the letter relating to loss of view and devaluation of neighbouring properties are considered to be invalid in planning terms. The other issues raised relate to reduction in privacy and that the proposal will not enhance Wellwood Court.

The proposed materials are to be timber dark stained lining and dark grey felt to the roof. It is considered that these materials will complement the appearance of the existing dwelling and surrounding area.

The design is considered to be acceptable and will not detract from the appearance of the surrounding area.

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:

The views of the objector:

Some of the issues raised in the letter relating to loss of view and devaluation of neighbouring properties are considered to be invalid in planning terms. The other issues raised relate to reduction in privacy and that the proposal will not enhance Wellwood Court.

As discussed above, it is considered that the proposal would not result in the significant loss of privacy for any of the nearby residential occupiers. In addition, the design is considered to be acceptable and will not detract from the appearance of the surrounding area.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration 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 design is considered to be acceptable and will blend with the appearance of the surrounding area.

CONCLUSION

It is considered that the proposal complies with Policy 14 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify refusal contrary to the terms of the Development Plan.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

Reason

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