

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Upper floor extension to northern elevation

**Address**

The Knoll  
35 Strathern Road  
Broughty Ferry

**Applicant**

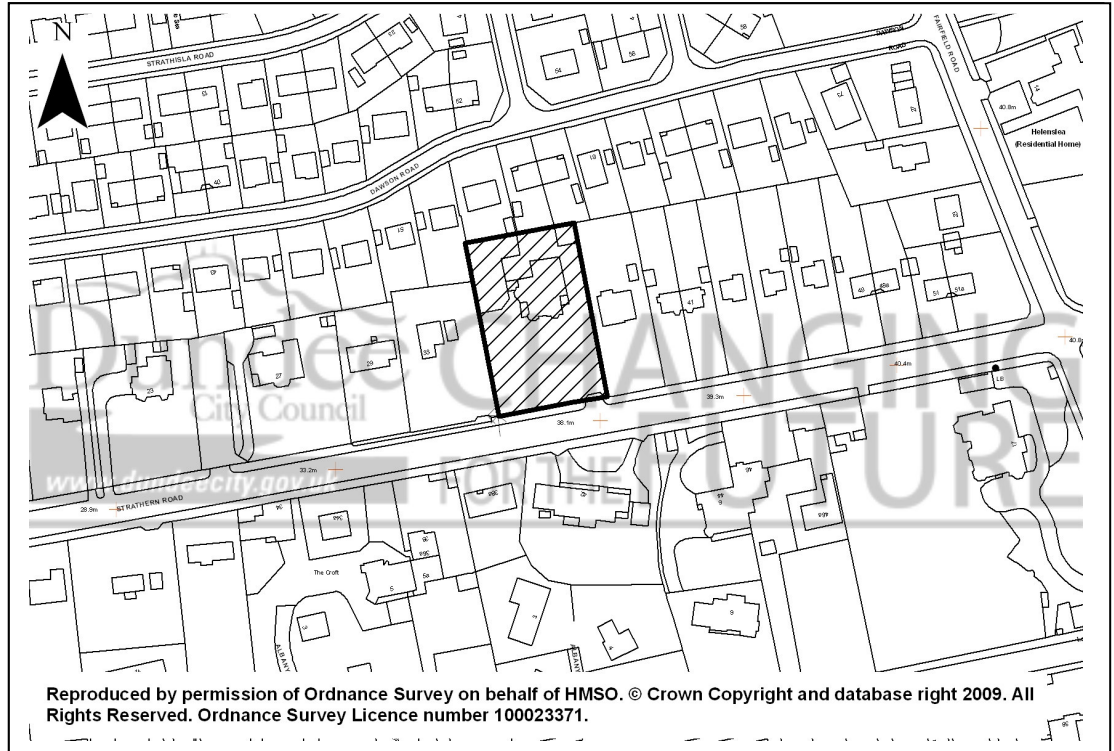
Mr Jamal  
The Knoll  
35 Strathern Road  
Broughty Ferry  
Dundee  
DD5 1PP

**Agent**

G D Architectural Services  
101 Brook Street  
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**Registered** 31 Aug 2009

**Case Officer** Paul Macari



## Upper Floor Extension Proposed for West Ferry House

The upper floor extension to the northern elevation is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

**RECOMMENDATION**

The proposed extension complies with the requirements of the Development Plan. The views of the Objectors are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for the erection of an upper floor extension to the northern elevation of the dwelling at The Knoll 35 Strathern Road, Broughty Ferry.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- 10 letters of objection have been received from neighbouring residents. The concerns raised include an increase in the number of residents occupying the application site, road safety, noise disturbance, overdevelopment and overlooking.
- The proposed development meets the criteria of Policy 14 of the adopted local plan.
- The concerns of the Objectors are not supported.

## DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of an upper floor extension to the northern elevation of the dwelling at The Knoll 35 Strathern Road, Broughty Ferry.

The proposed extension will be located on top of the existing access corridor to the swimming pool extension. The proposed extension is of a traditional design with modern features such as 2nd floor French doors with a Parisian Balcony. The proposed extension will provide additional floor space for bedrooms 3 and 4 as well as ensuite facilities for these rooms on the first floor. On the 2nd floor the proposed extension will create additional floor space within an existing attic bedroom.

The proposed extension will be finished in a painted wet dash render and red clay roof tiles to match the existing house. The window openings will be glazed to match the existing windows.

This application was deferred by the Development Quality Committee at October's Committee meeting to allow deputations from the applicant and objectors to be heard prior to a decision being made to grant or refuse planning permission.

## SITE DESCRIPTION

The application site is located on the north side of Strathern Road. It is a large detached two storey dwelling set within extensive garden ground with a separate double garage, integral swimming pool and pool room. There is a large front garden with a high (approximately 2.5metres) boundary wall which extends along the north, east and western boundaries. To the south the application site is bound by a combination of 2.5m high brick walls and hedging.

The existing house, extension and garage have white painted wet dash render walls and red clay roof tiles.

The area of garden ground to the rear of the house is surfaced in mono-block. The existing double garage is located in the north eastern corner of the rear garden while the swimming pool extension is located in the north

western corner. The area in between these two buildings is used for car parking. There is a tar-macadam driveway that provides access from Strathern Road along the eastern boundary and terminates at the doors of the existing garage.



This is a residential area with a mixture of house types and styles.

## 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) aims to minimise the impact of domestic development on the level of amenity afforded to the host building and neighbouring properties by virtue of scale, massing, design and finishing materials.

### 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

Planning application ref: 07/00049/FUL sought planning permission for the erection of a dormer

extension to the southern elevation and 2 dormer extensions to the western elevation of The Knoll, 35 Strathern Road, Broughty Ferry. This application was approved subject to conditions. This development is partially complete with work on the 2 dormer extensions to the western elevation about to commence.

Planning application ref: 09/00353/FUL sought planning permission for a free standing canopy (car port) to be erected in the rear garden of The Knoll 35 Strathern Road Broughty Ferry. This application was approved subject to conditions.

There are several other planning permissions relating to the application site which have been implemented and are not considered relevant to the current proposals. These include the erection of 2.5m high boundary walls around the application site and the erection of a swimming pool extension.

## PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure. 10 letters of objection have been received from neighbouring residents.

The concerns raised include:

- overdevelopment of the application site;
- increase in number of residents occupying the application site;
- road safety;

- noise disturbance; and
- overlooking.

Members will already have had access to these letters and the points raised are considered in the Observations Section of this Report.

## CONSULTATIONS

No adverse comments have been received from 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.

There is a history in Dundee of houses being extended to meet the changing demands and aspirations of householders. Whilst extensions are a sign of a stable community in which people wish to remain, it is the aim of Policy 14 (Alterations and Extensions to Houses) to assess the impact of extensions and alterations to the host property, neighbouring properties and the surrounding area.

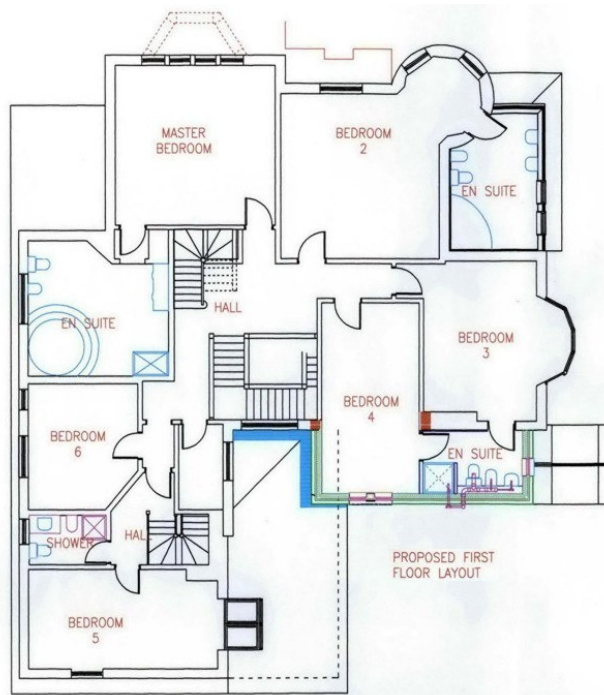
With regard to Criteria (a) and (d) of Policy 14, the proposed extension to the rear of the dwelling will not impact upon the appearance of the Strathern Road streetscape. This is because the extension has been sensitively located so that it will not be visible from Strathern Road. The existing house is partially visible from Dawson Road to the north of the application site. The proposed extension will be of a traditional scale, massing, design and finish to match the existing house. Therefore the extension will not impact upon the visual amenity of the Dawson Road streetscape.

Although the existing house has been largely extended, the proposed

extension is not considered to be an overdevelopment. This is because the proposals will complement the existing house in terms of scale, design, finishing materials and proportion with the extension continuing the ridge and eave lines of the existing house.

With regard to Criteria (b) of Policy 14, the proposed extension will not exacerbate existing levels of overshadowing or overlooking of neighbouring properties.

There will be a distance of no less than 15m between the proposed extension and the northern, eastern and western boundaries of the application site. As the highest part of the existing house and the proposed extension will not exceed 9.5m, the existing house and proposed extension will not cast a shadow over neighbouring properties to the north and west of the application site. The property to the east of the application site is already partially overshadowed by the existing house during late afternoon and evening hours. The proposed extension by virtue of position will not add to the level of overshadowing experienced by 37 Strathern Road.



Criteria (c) of Policy 14, requires extensions to take up no more than 50% of the original usable garden ground afforded to the host property. The existing house has already been extended to take up 16% of the original usable garden ground. The proposed extension will be located on top of the existing entrance corridor to

the swimming pool extension and will therefore not increase the footprint of the existing house. The proposals therefore comply with the requirements of Criteria (c) of Policy 14.

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:

## Views of Objectors

Overdevelopment of the application site - the proposed development has been assessed against Policy 14 of the Dundee Local Plan Review 2005. It has been concluded that the proposed extension is of a scale, design and massing that compliments the appearance of the existing house without compromising the level of amenity afforded to neighbouring properties.

The proposed extension complies with the quantitative requirements of Criteria (c) of Policy 14 and therefore is not considered to overdevelop the application site. This concern is not supported.

Increase in number of residents occupying the application site - areas of Dundee and Broughty Ferry are characterised by large Victorian villas set within extensive garden grounds. The application site is a fine example of such a property. The applicant has sought to sympathetically modernise and increase the range of facilities available within his home through the provision of extensions. The proposed extension will not provide more bedrooms but rather seeks to extend existing bedrooms and provide additional bathroom facilities. Therefore, the proposed extension cannot

be considered to give rise to an increase in the number of residents occupying the application site.

It should be noted that the number of residents occupying the application site is not material to the outcome of this planning application.

Road Safety - there is concern by Objectors that the proposed extension will give rise to an increase in traffic entering and exiting the application site to the detriment of road safety. The concerns mainly focus on the existing number of car parking spaces within the curtilage of the application site. The proposed extension will not impact upon the existing level of off street car parking and will not impact upon the amount of traffic entering and exiting the application site. These concerns are not supported.

Noise Disturbance - concern has been expressed that the proposed development will give rise to significant levels of noise disturbance through additional late night and early morning vehicle movements. The proposed extension will not impact upon the existing level of off street car parking nor will it impact upon the number of vehicle movements late at night or early in the morning.

Should this application be approved there will be increased levels of noise disturbance during the construction phase of development. Although this may impact upon the level of amenity afforded to neighbouring residents the level of noise disturbance generated during construction will be temporary.

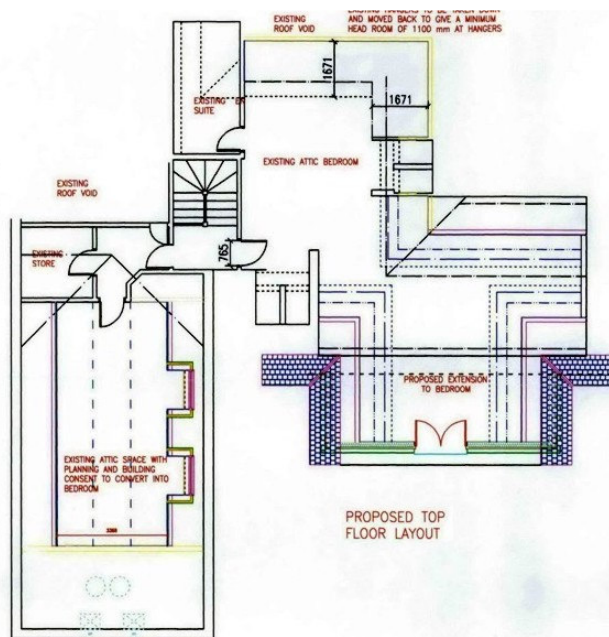
Concerns relating to noise disturbance are not supported.

Overlooking - concern has been expressed that the proposed extension will give rise to significant levels of overlooking. There will be a distance of no less than 25m between the facing windows of habitable rooms of the proposed extension and neighbouring properties to the north of the application site. Therefore, the proposals are not considered to give rise to additional or exacerbate existing issues of overlooking. These concerns are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations detailed above such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed extension will have a traditional design and finish that blends with the existing house. Given the orientation and location of the application site as well as the topography of Strathern Road and Dawson Road the proposed extension will not impact upon the visual amenity of the respective streetscapes.



## CONCLUSION

The proposed extension complies with the requirements of the Development Plan. The concerns of the Objectors



are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

## RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within 3 years from the date of this permission.
- 2 Prior to the commencement of work on site, details of the finishing materials of the proposed extension will be submitted to this Planning Authority for written approval. Thereafter, the proposed extension will be finished only in the materials approved by this condition. For the avoidance of doubt, the details submitted should include the design and finish of the Parisian Balcony, the roof tiles, wet dash render, rainwater goods and windows of the proposed extension.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.
- 2 In the interests of safeguarding the appearance of the host building.