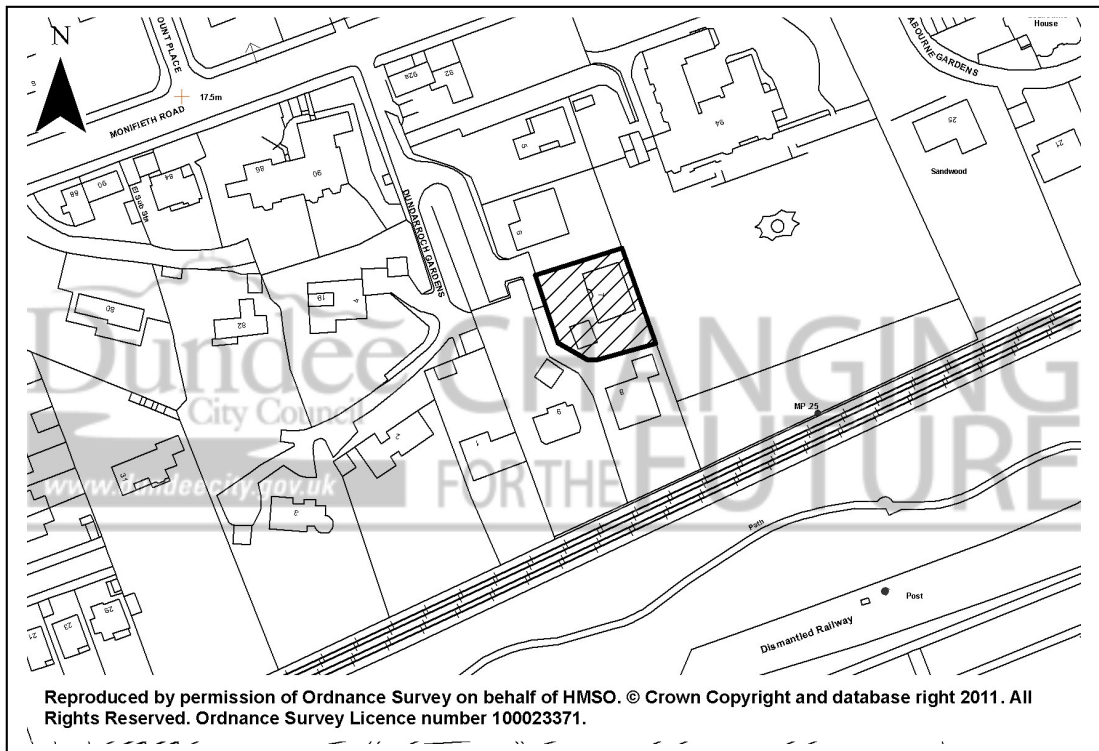


KEY INFORMATION

Ward The Ferry

Proposal

Extension to house

Address7 Dundarroch Gardens
Broughty Ferry
Dundee**Applicant**Mr & Mrs Al-Saffar
7 Dundarroch Gardens
Broughty Ferry
Dundee
DD5 2TD**Agent**H & H Properties
FAO Steven Forbes
71 Blackness Road
Dundee
DD1 5PD**Registered** 13 Sep 2011**Case Officer** Paul Macari

Changes to House Extension at Dundarroch Gardens

The extension to house is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The concerns of the objectors are not supported. The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify laying aside the provisions of the Development Plan. Accordingly it is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of an extension to the dwelling at 7 Dundarroch Gardens.
- The extension is partially completed but has not been built in accordance with the extension approved by planning application ref: 10/00118/FULL. The applicant also proposes to erect a porch extension, alter the roof design of the existing dormer, alter the fenestration of the southern elevation of the building and re-finish the roof and walls of the house.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- 3 letters of objection have been received from neighbouring residents. The concerns raised include discrepancy between what was approved planning permission and what has been built, impact upon privacy, design and finishing materials, overdevelopment, position of eastern boundary of application site, overbearing impact, use of the flat roof as an outdoor seating area, and traffic and parking pressures.
- The concerns of the objectors are not supported.
- The proposals satisfy the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of an extension to the dwelling at 7 Dundarroch Gardens.

The extension is partially completed but has not been built in accordance with the extension approved by planning application ref: 10/00118/FULL.

The works approved by planning application ref: 10/00118/FULL involved the erection of a 2 storey extension to the eastern elevation of the original house, a contemporary balcony extension at first floor level to the southern elevation of the original house and changes to the fenestration on the southern elevation of the building. The approved 2 storey extension to the eastern elevation of the original house had a pitched roof and was set back from the northern and southern building lines of the house. The 2 storey extension was also set back from the eastern boundary of the original property by no less than 1m.

The current proposals seek retrospective planning permission for the erection of a 2 storey flat roofed extension to the eastern elevation of the existing house. The extension has been built out to the northern and southern building lines of the original house and the eastern boundary of the application site. The proposals also seek planning permission to change the fenestration on the southern elevation of the building, install roof lights on the western elevation of the house, replace the pitched roof on the dormer extension on the western roof plane with a contemporary flat roof to match the roof design of the 2 storey extension and erect a new entrance porch at ground floor level on the front elevation of the building. To ensure that the building has a uniform finish it is also proposed to replace the existing finishes with slate on the pitched roof, sarnifil on the flat roofs, white render on the walls and a new facing stone base course.

The balcony on the southern elevation of the house approved by planning application ref: 10/00118/FULL has been omitted from the current proposals.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee at the request of a Local Member.



SITE DESCRIPTION

The application site is located on the east side of Dundarroch Gardens, a small cul-de-sac off Monifieth Road.

The property is a fairly modern 1.5 storey detached house with white rendered walls, red brick base course and brown tiled roof. The original house had three single dormers on the eastern elevation of the house with dark timber lined walls and 1 dormer on the western elevation. The ground floor had large contemporary glazed panels in the southern elevation and traditional window openings in the western elevation.



At present the original house is being redeveloped with a partially completed flat roof extension being erected on the eastern elevation of the house. Changes have also been made to the southern elevation with the existing/enlarged window openings covered with timber boards. The original roof tiles have been stripped of the

remaining pitched roof and the dormer extension.

The front garden ground to the west of the house is surfaced in mono-block to provide a driveway. There is a large double garage in the south western corner of the property with access taken from the front garden/ parking area. The private garden ground serving the property at 7 Dundarroch Gardens is located to the south of the existing house.

The house to the south is at a lower level and the driveway and garage is located to the north of the house. Separating the properties is a 1.2m high timber screen fence and a 3-4m high coniferous hedge. The application site is bound to the east by a 1.8m high timber fence and to the north by a combination of hedging and fencing. To the west the site is bound by a small fence and mature trees some 3-4+m in height.

Dundarroch Gardens slopes from north to south. To the east the application site is bound by Armistead House.

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: 10/00118/FULL sought planning permission for the erection of a 2 storey extension to the eastern elevation, the erection of a 1st floor balcony to the southern elevation and changes to the fenestration of the original house at 7 Dundarroch Gardens. This application was approved subject to conditions under delegated powers.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedure outlined in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

3 letters of objection have been received from neighbouring residents concerned about:

- increased traffic congestion and parking pressures from the extended house;
- the design and finish of the extensions;
- impact upon privacy;
- discrepancy between what was approved planning permission and what has been built;
- overdevelopment;
- position of eastern boundary of application site;
- overbearing impact; and
- use of the flat roof as an outdoor seating area.

Members will already have access to these letters and it is intended to comment on the concerns of the objectors in the Observations section of the report.

CONSULTATIONS

No adverse comments have been received from Consultees.



OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

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) - 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.

Criteria (a) and (d) of Policy 14, require extensions to houses to respect the appearance of the existing building and neighbouring properties by virtue of scale, massing, design and finishing materials.

The design, scale and massing of the proposed extensions and alterations to the existing dormer are considered to enhance the appearance of the original house through the addition of contemporary design features such as floor to ceiling glazing on the southern elevation of the house, the glazed section on the western roof plane and the

matching modern flat roofs of the extensions and dormer combined with traditional finishing materials such as natural slate, white render and stone. The finish of the extended house will be controlled by condition to ensure that the property does not adversely affect the visual amenity of the surrounding cul-de-sac.

The proposals will not adversely affect the appearance of neighbouring properties but rather enhance the dated finish of the original house.

The proposals satisfy the requirements of Criteria (a) and (d) of Policy 14.

Criteria (b) of Policy 14 requires extensions and alterations to houses to respect the level of amenity afforded to neighbouring properties by virtue of overlooking and overshadowing. The proposed extensions and changes to the fenestration of the original house will minimise the impact on neighbouring properties by virtue of overlooking and overshadowing. Principally this is because the low profiled flat roof of the 2 storey extension and dormer extension will not cast a significant shadow that would impact on the usability of neighbouring property's garden ground.

With regard to impact upon privacy, the proposed alterations to the original house at 7 Dundarroch Gardens will not adversely affect the level of privacy afforded to neighbouring

properties. This is because the extended house will not have any windows serving habitable rooms that are within 18m of facing windows of neighbouring houses. The use of the flat roof of the 2 storey extension to the house as an elevated seating area would generate significant issues of overlooking to the detriment of residential amenity. The use of the flat roof of the 2 storey extension will therefore be controlled by condition should the Committee be minded to grant planning permission.

The proposals satisfy the requirements of Criteria (b) of Policy 14.

Criteria (c) of Policy 14 requires extensions to houses to take up no more than 50% of the original useable garden ground. The 2 storey extension will have a footprint of 62m². A total of 211m² of usable garden ground will be retained with the 2 storey extension taking up only 23% of the existing usable garden ground.

The porch extension will adjoin the front (west) elevation of the house. The garden ground to the front of the house is made up mainly of hard standing and driveway and does not form part of the usable area of garden ground afforded to the property at 7 Dundarroch Garden.

The proposals satisfy the requirements of Criteria (c) of Policy 14.

The proposals satisfy the requirements of Policy 14 (Alterations and Extensions to Houses).

The proposals comply with the requirements of the Development Plan.

Other Material Considerations

a Armistead House Draft Planning Brief

The Armistead House Draft Planning Brief identifies areas to both the east and west of the main building that would be suitable for development should the main building be converted to flats/townhouses or a nursing/care home. However, the planning brief also stipulates that the existing garden setting of Armistead House (the gardens to the south of the main building) shall not be developed.

The position of the eastern boundary fence and the actual boundary of the application site

as detailed on the proposed site layout plan will be controlled by condition to ensure that the proposed developments at 7 Dundarroch Gardens do not prejudice the future redevelopment of Armistead House.

The proposals will not impact upon redevelopment proposals for Armistead House as the position of the application site is beyond the southern extremity of development permitted by the site planning brief for Armistead House.

b Views of Objectors

3 letters of objection have been received from neighbouring residents. The concerns raised relate to:

- Discrepancy between what was approved planning permission and what has been built.

The objectors have raised concern that the works partially completed at 7 Dundarroch Gardens do not resemble what was granted planning permission by planning application ref: 10/00118/FULL. This issue was brought to the attention of the Council by a neighbouring resident and as a consequence the applicant was advised to submit a revised planning application for the partially completed 2 storey extension.

- Increased traffic congestion and parking pressures from the extended house.

The existing property at 7 Dundarroch Gardens will continue to benefit from 4 in-curtilage parking spaces. The provision of 4 in-curtilage parking spaces is considered to be adequate to serve the extended house at 7 Dundarroch Gardens should the Committee be minded to grant planning permission.

- The design and finish of the extensions.

These concerns have been addressed in the assessment of the proposals against the requirements of the Development Plan. It has been concluded that the proposed alterations to the

house at 7 Dundarroch Gardens are of a scale, design, massing and finish that will enhance the appearance of the existing property while maintaining the level of amenity afforded to neighbouring properties by virtue of overlooking and overshadowing.

- Use of the flat roof as an outdoor seating area.

The objectors are concerned that the applicant may attempt to use the flat roof of the 2 storey extension to the eastern elevation of the house at 7 Dundarroch Gardens as an elevated outdoor seating area. This matter has been addressed in the assessment of the proposals against the requirements of the Development Plan in the Observations section of this report. It has been concluded that this issue can be controlled by condition should the Committee be minded to grant planning permission.

- Impact upon privacy.

The objectors have raised concern that the changes to the fenestration of the southern elevation of the existing house at 7 Dundarroch Gardens will impact on the level of privacy afforded to neighbouring properties. This matter has been addressed in the assessment of the proposals against the requirements of the Development Plan in the Observations section of this report. It has been concluded that the extended house at 7 Dundarroch Gardens will not have any facing windows serving habitable rooms that are within 18m of facing windows of neighbouring houses. Therefore the proposed changes to the fenestration of the southern elevation of the house at 7 Dundarroch Gardens will not generate significant issues of overlooking.

- Overdevelopment and overbearing impact.

The level of development at 7 Dundarroch Gardens including the extensions forming part of this planning application will take up only 23% of the original usable garden ground afforded to the house at 7 Dundarroch

Gardens while the low profiled roof design of the 2 storey, dormer and porch extensions appear to reduce the overall massing of the building. In this instance the proposals are not considered to be an overdevelopment of the application site and will not have a significant overbearing impact on neighbouring properties.

- Position of eastern boundary of application site.

The objectors are concerned that the applicant may attempt to extend the garden of 7 Dundarroch Gardens into the grounds of Armistead House which may impact upon future proposals to redevelop this property. The proposed plans show the position of the eastern boundary fence to remain in its original location. However, to comply with current Building Standards legislation the applicant is required to prevent any buildings from being erected within 1m of the extended house. Therefore, the applicant has purchased a small area of the grounds of Armistead House to prevent any buildings from being built within 1m of the extended property at 7 Dundarroch Gardens.

The location of the area of land bought by the applicant is beyond the southern extent of development permitted by the Armistead House Planning Brief. Therefore to maintain the existing appearance of Armistead House and its associated garden grounds the position of the eastern boundary fence will be controlled by condition should the Committee be minded to grant planning permission.

The concerns raised by the objector are not supported.

There are no other material considerations that would justify laying aside the Development Plan to withhold planning permission. Accordingly it is recommended that planning permission is granted subject to conditions.

Design

The proposed alterations to the house at 7 Dundarroch Gardens are of a

contemporary design that will enhance the appearance of the original house while maintaining the level of amenity afforded to neighbouring properties. The combination of modern design and traditional finishing materials will enhance the appearance of the property relative to the adjacent Armistead House.

CONCLUSION

The concerns of the objectors are not supported. The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify laying aside the provisions of the Development Plan. Accordingly it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION

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

- 1 Prior to the commencement of any further work on site, exact details of the proposed finishing materials will be submitted to the Council for written approval. Thereafter, the alterations and extensions to the house at 7 Dundarroch Gardens hereby approved will be finished in strict accordance with the details approved by this condition.
- 2 Prior to the commencement of any further works on site, details of the location and form of the proposed eastern boundary fence will be submitted to the Council for written approval. Thereafter, the approved fence will be erected in the exact location approved by this condition and maintained as such in perpetuity prior to the re-occupation of the house at 7 Dundarroch Gardens.
- 3 Windows serving bathrooms of the extended house at 7 Dundarroch Gardens will be obscurely glazed and maintained as such in perpetuity.
- 4 At no time will the flat roof of the 2 storey extension hereby approved be used as outdoor amenity space

Reasons

- 1 In the interest of safeguarding the appearance of the property at

7 Dundarroch Gardens in relation to the surrounding streetscape.

- 2 In the interests of maintaining control of development at 7 Dundarroch Gardens.
- 3 In the interests of safeguarding residential amenity and privacy.
- 4 In the interests of safeguarding residential amenity and privacy.