

Proposed Two Storey Extension

KEY INFORMATION

Ward North East

Address

4C Mansion Drive
Dundee DD4 9DD

Applicant

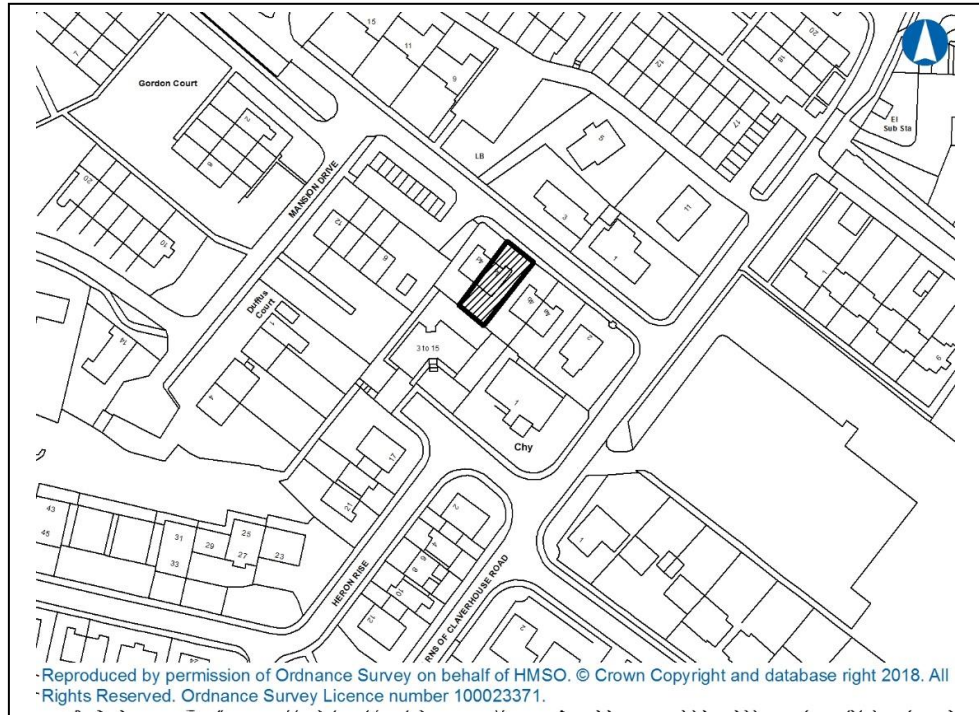
Ms Vicki Small
4C Mansion Drive
Dundee

Agent

Jamie Sime
4D Mansion Drive
Dundee DD4 9DD

Registered 11 May 2018

Report by: Executive
Director of City Development



SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey extension to the side (east) elevation of a dwellinghouse. The proposal would provide an in curtilage garage at ground floor level and a bedroom at first floor level.
- Policy 10 of the adopted Dundee Local Development Plan (2014) is relevant to the determination of the application.
- The statutory neighbour notification procedure was undertaken, two letters of representation have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee at the request of an elected member.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

RECOMMENDATION

The application complies with Policy 10 of the Adopted Dundee Local Development Plan (2014). There are no material considerations that would warrant refusal of planning permission. Therefore the application is recommended for APPROVAL subject to conditions.

4c Mansion Drive, Dundee

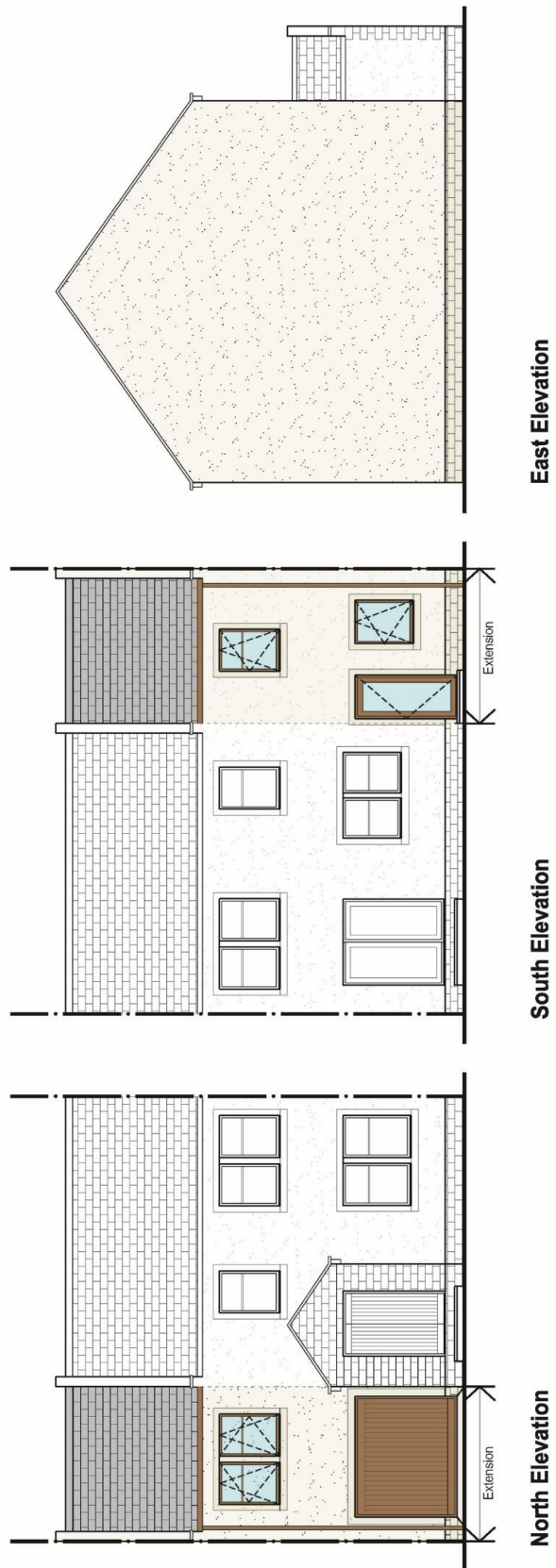


Figure 1 – Proposed Elevations

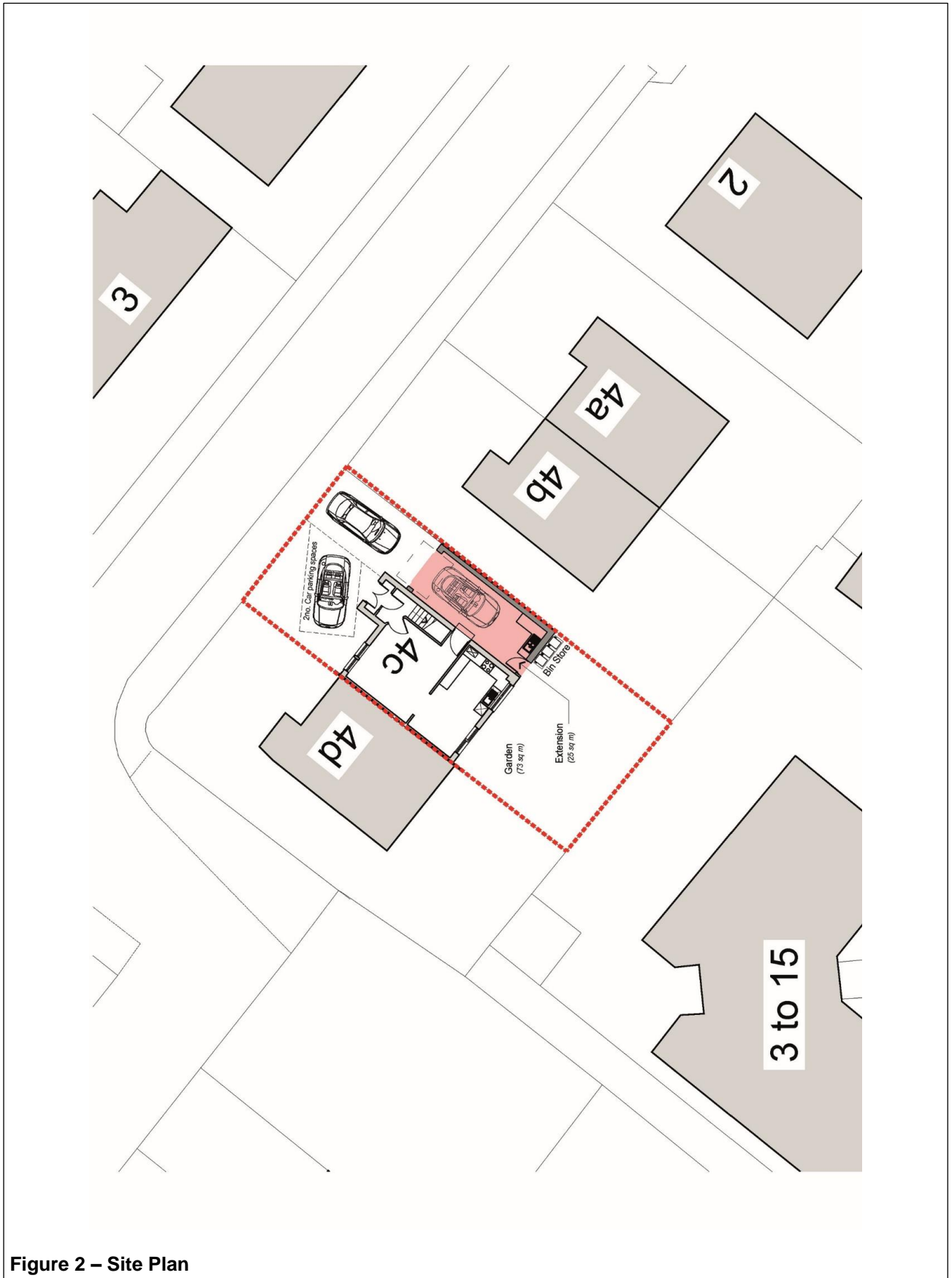


Figure 2 – Site Plan

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought to erect a two storey side extension. The proposal would facilitate an in curtilage garage at ground floor level and a bedroom with en-suite at first floor level.
- 1.2 The proposed extension has a footprint of 25 square metres and a pitched roof to a height of 8.2 metres. External finishes are proposed to match the existing dwelling, including a brown render to external walls, UPVC windows and concrete roof tiles. A garage door is proposed to the front elevation, and access door to the rear elevation of the ground floor garage. To the first floor windows are proposed to the front and rear elevation, the proposed windows are of the same form and finish as existing. No windows are proposed the side (east) elevation.

2 SITE DESCRIPTION

- 2.1 The application site relates to a semi-detached two storey dwellinghouse located to the south side of Mansion Drive, Dundee. The dwellinghouse is finished with sections of light brown render and reconstituted stone, brown timber windows and doors and concrete roof tiles. The dwelling benefits from front and rear garden ground and in curtilage parking provision with vehicular access onto Mansion Drive.
- 2.2 The surrounding area is residential in character with properties on Mansion Drive, Barns of Claverhouse Road and Heron Rise.



Figure 3 – Site Photo



Figure 4 – Site Photo

3 POLICY BACKGROUND

3.1 The following plans and policies are considered to be of direct relevance:

ADOPTED DUNDEE LOCAL DEVELOPMENT PLAN 2014

Policy 10: Householder Development

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 11: Householder Development

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

4.1 Planning application 18/00131/FULL for the erection of a two storey extension was withdrawn in May 2018.

5 PUBLIC PARTICIPATION

- 5.1 The statutory neighbour notification process has been undertaken and 2 letters of objection have been received raising the following concerns:
- reduced access to rear of dwelling will have implications on bin storage and safety;
 - two storey extension would be overbearing and impact on parking within neighbouring property;
 - implications on future extension to neighbouring property;
 - parking concerns during and post construction;
 - proposed garage could accommodate alternative uses increasing parking pressures and impacting on rear access; and
 - impact of future development on streetscape and impacts during construction.
- 5.2 Members will already have access to the letters of objection and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 **The Head of Community Safety and Protection** - has commented that the site is within an area where historical land uses may have resulted in land contamination and that appropriate precautions should be taken. An informative relating to ground contamination should be attached to any planning permission granted.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 10: Householder Development** - of the Local Development Plan supports development where it:
- does not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials;
 - does not result in significant loss of private and useable garden ground;

- does not result in a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking;
- does not have a significant adverse effect on the existing level of parking provision; and
- the development is consistent with all other policies of the Plan.

- 7.3 The preamble to Policy 10 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2015). The householder guidance advises that all extensions should respect and complement the character of the existing house and surrounding area. Well-designed extensions should be smaller in scale and not over-dominate the existing house, complement the existing property and surrounding area, and have no adverse impact in terms of residential amenity.
- 7.4 In respect of Policy 10, the proposal is assessed against the five criteria as follows.
- 7.5 In this case, the extension is proposed to the side elevation of the dwellinghouse and would occupy an existing in curtilage parking space to the east of the dwelling. There would be no detrimental impact to the existing dwellinghouse or the surrounding area by virtue of design, with the form and finishes of the proposed extension to match the existing dwelling. The position of the extension to the side elevation would maintain the existing building line and ensures the proposal would have no significant impact on the existing streetscape. The applicant proposes materials which would respect those on the existing dwelling and those of neighbouring dwellings. A condition is proposed to ensure that full details of the materials are submitted and agreed to ensure a high quality finish to the proposals.
- 7.6 The proposal would result in no significant loss of private/useable garden ground. The side (east) extension would replace an area which presently provides one in curtilage parking space with a garage. The existing house benefits from garden ground to the front (north) and rear (south) which is unaffected by the proposals.
- 7.7 The two storey extension would extend to the boundary of the property, however the height and form of the extension would not result in a significant increase in massing. The ridge and eaves of the extension maintain those of the existing dwelling and would maintain the character of the site. The extension would reduce the separation between properties from 6.2 metres to 3.1 metres. This would have no significant impact on the usability or form of the parking area or rear garden ground of neighbouring property.
- 7.8 Through the provision of a pitched roof and by maintaining the building line of the existing dwelling the proposal is of a scale and form which would not result in any significant overshadowing of neighbouring garden ground. The position of the extension to the north west of the neighbouring property further minimises the level of overshadowing.
- 7.9 The proposed windows to the rear elevation would maintain the form and scale of windows on the existing dwelling. An access door and window to the rear of the garage would afford views of the applicant's garden only. A first floor window to the rear elevation would serve a bathroom and therefore be finished in opaque glass. A first floor window to the front elevation would serve a bedroom and afford views of Mansion Drive, as existing windows at the property. The proposed windows to the front and rear elevations of the extension are of a size and position which do not raise any overlooking concerns. No windows are proposed to the side (east) elevation.
- 7.10 The proposed extension would have no significant impact on neighbouring properties by means of overshadowing, overlooking or physical impact.

- 7.11 The proposal would maintain the existing in curtilage parking provision to the front and side of the dwelling through the creation of a garage and retention of a parking area within the front garden. A further in curtilage parking space is proposed to the front of the dwelling, creating a total of 3 in curtilage parking spaces. The provision of three parking spaces to a four bedroom house would be appropriate and the proposed extension would have no adverse effect on the existing level of parking provision.
- 7.12 There are no other policies of the Plan relevant to the determination of the application.
- 7.13 The requirements of all five criteria of Policy 10 and the Householder Development Supplementary Guidance are met.
- 7.14 **The proposal satisfies Policy 10.**
- 7.15 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

OTHER MATERIAL CONSIDERATIONS

- 7.16 The other material considerations to be taken into account are as follows:

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.17 The Proposed Dundee Local Development Plan 2 was approved by the Council on 21 August 2017. It sets out the spatial strategy that will guide future development up to 2029.
- 7.18 The proposed Dundee Local Development Plan 2 will in time replace the adopted Dundee Local Development Plan, 2014. Approval of the Proposed Dundee Local Development Plan 2 represents the Planning Authority's settled view as to what the final adopted content of the Plan should be. Whilst the Dundee Local Development Plan, 2014 (along with TAYplan) constitutes the statutory Development Plan, the proposed Dundee Local Development Plan 2 has the status of a material planning consideration to be taken into account in the assessment of planning applications.
- 7.19 The provisions of the Proposed Dundee Local Development Plan 2 relevant to the determination of this application are specified in the Policy background section above.
- 7.20 Policy 11: Householder Development - this proposed policy repeats four criteria in the existing Policy 10 Householder Development. The fifth criteria of Policy 10 Householder Development which requires the proposals to be consistent with all other policies of the plan is not repeated. The proposals meet the criteria of Policy 10 Householder Development, as a result this proposal complies with the criteria of Policy 11 Householder Development in the Proposed Dundee Local Development Plan 2.
- 7.21 The requirements of Policy 11 of the Proposed Dundee Local Development Plan are also satisfied.

B - VIEWS OF OBJECTORS

- 7.22 Two letters of objection have been received. The letters raised the following concerns:
- 7.23 **Objection** - the proposed extension would remove an access between the rear garden and front garden of the application property. This would raise safety concerns in relation to escape routes and result in bins being stored within the front garden.

- 7.24 **Response** - the garage has been designed with three separate accesses to provide a route between the property and front and rear gardens. The garage would therefore provide a through route for the movement of bins between the front and rear gardens. Whilst the location of bins cannot be controlled through the planning application, the proposals would facilitate the retention of the existing practice of storing bins within the rear garden. Similarly, the accesses provide an escape route between the property and front and rear garden ground. The construction of the extension in relation to fire resistance and provision of escape routes will be fully considered as part of a separate application for a building warrant.
- 7.25 **Objection** - the proposed two storey extension would be overbearing and impact on the accessibility of parking within neighbouring property.
- 7.26 **Response** - the two storey extension would reduce the separation distance between properties from 6.2 metres to 3.1 metres. However, the extension would have no significant overbearing impact on neighbouring property to the east through the retention of the scale and form of the existing dwelling. By maintaining the building line the proposed extension would have no overbearing impact on front or rear garden ground of neighbouring property. The proposals would have no impact on the accessibility of in curtilage parking space at neighbouring property. Whilst the extension would be up to the boundary, the 3.1 metre separation between properties would facilitate the parking of a vehicle and maintain the neighbours access between front and rear garden ground.
- 7.27 **Objection** - the proposal would impact on the potential for neighbours to extend in the future.
- 7.28 **Response** - the proposed extension is not of a form or scale which would prohibit or infringe on the ability of neighbouring properties to be extended in the future. Any such proposals for an extension to neighbouring dwellings would be determined on its own merits and assessed against the relevant requirements of the Dundee Local Plan.
- 7.29 **Objection** - the proposal raises concerns in relation to the impact of construction works and parking pressures post construction.
- 7.30 **Response** - whilst there will be some noise and vehicle movements associated with construction works this would be of a temporary nature and is not a material planning consideration. It is recommended full details of finish materials are controlled by condition to ensure the materials are of a high quality and that the extension can be constructed from within the applicants' site. The proposed extension would result in the application property being served by three in curtilage parking spaces. This is sufficient and would ensure the proposal does not increase the level of on street parking in the local area.
- 7.31 **Objection** - the proposed garage could accommodate alternative uses increasing parking pressures and impacting on rear access.
- 7.32 **Response** - the application is required to be considered on its own merits. The proposed application is considered to be acceptable and provides sufficient parking. Should any alterations which require planning permission be proposed to the dwelling or neighbouring properties in the future, these would be considered on their own merits.
- 7.33 The views of the objectors are not of sufficient weight to justify refusal of the application.
- 7.34 There are no other material planning considerations that would justify refusal of the application.
- 7.35 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal would result in a house extension of an appropriate scale and design, would have no adverse impact on the surrounding area. The application satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is therefore recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following condition:
- 1 **Condition** - prior to the commencement of work on site, details of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition

Reason - in the interest of visual amenity.

Informative - historical landuse at or in the vicinity of the application site raises some concern that land contamination may have resulted and appropriate precautions should be taken. The nature of these activities is the former Claverhouse Works.

Vigilance should be maintained during groundworks and the Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.