

KEY INFORMATION

Ward Balgay

Proposal

Single storey extension on West elevation

Address

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Applicant

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Registered 28 Feb 2004

Case Officer D Gordon



Proposed Extension in Elmwood Road

The single storey extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.**
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension conforms to Development Plan policies and there are no material considerations that would justify overturning these policies. Accordingly, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- The application seeks permission to erect a single storey, pitch roof extension on the rear elevation of a 1.5 storey semi-detached dwelling.
- The new kitchen extension will measure some 23.2sq. m. in floor area and will be finished in render and roof tiles.
- One letter of objection has been received. The main issue arising relates to the impact the proposal will have on the adjacent residential amenity.
- The proposed extension is in keeping with the appearance of the existing house and the development characteristics of the local area. It is considered that the extension will not have a significant impact on the environmental quality enjoyed by the local residents and is consequently recommended for approval.

DESCRIPTION OF PROPOSAL

The application seeks permission to erect a small, pitched roof extension on the west elevation (ie rear) of a semi-detached dwelling house. The proposed structure will measure approximately 4.0 metres x 5.8 metres and will be 4.4 metres at its highest point. The extension will be finished with concrete tiles and harling to match the existing house. The new accommodation is to be used as a kitchen / family room for the occupants of the building.

SITE DESCRIPTION

The site is located in the western sector of the city on the west side of Elmwood Road approximately 45 metres to the south of its junction with Elmwood Drive. The property forms the south side of a pair of semi-detached, 1.5 storey dwellings that are finished in concrete roof tiles and harling. The house currently has 2 dormer window extensions in the roof of the west elevation. An elongated private garden exits to the rear of the house.

The surrounding area is predominantly residential in character.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 1998

The following policies are of relevance:

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell and where they are in accordance with other policies and proposals in the Local Plan.

Policy H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. Approval is, however, unlikely to be granted where the siting and scale of the extension significantly

affects the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property; where the materials, style and form are alien to the existing building; and where more than 50% of the original garden would be lost.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities.

Policy 14: Alterations and Extensions to Houses.

The terms of the above policies are reflected in Policy H1 and Policy H4 of the Dundee Local Plan above.



Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Planning Advice Note 67 - Housing Quality

Non Statutory Statements of Council Policy

There are no non-statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

Key Theme 13 seeks to ensure that places, spaces and objects combine meaning and beauty with utility. The proposal is considered to adhere to the requirements of this Key Theme

SITE HISTORY

20/00232/FUL - Extensions to existing dormer - Approved 14/06/2002.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure and 1 objection to the proposal has been received from an adjoining occupier.

The main issues raised by the objector relate to a reduction in light to the neighbouring property, impact on an adjacent gas flue, future maintenance of the roof, render and guttering of the adjacent property and a potential restriction on the ability to extend the house to the north.

These issues will be addressed in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposal and the following comments have been received.

The Head of Environmental Health and Trading Standards has advised that as the proposed development is less than 70 metres from the old in-filled Hillside Quarry, specific floor construction details of the proposed extension should be considered. This matter has been brought to the attention of applicants' agents and is currently being pursued with this Council

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.

Policy H1 advises that within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues. It is considered that the design of the proposed extension is in keeping with the characteristics of the existing house both in terms of appearance and finishing materials. There are no traffic and traffic movement issues associated with this application.

Policy H4 indicates that extensions, that adversely affect neighbouring residential amenities, by virtue of overshadowing, impact on privacy and where 50% of garden ground is taken up, will not be acceptable. In this instance, the rear garden area of the application site measures approximately 190 sq. m. and consequently, the development (approx. 23.2 sq. m.) will occupy less than the 50% as stated above. The proposed extension is located on the west elevation of the semi-detached house and approx. 200mm distant from the mutual boundary with the house to the north. The neighbouring property has a dormer window in the roofspace and 2 windows on the rear elevation. The closest window to the proposed extension is a kitchen window. The proposed development, due to its juxtaposition with the neighbouring property, will have an impact on the daylight / sunlight of this kitchen window, as indeed would be expected with the majority of extensions to semi-detached properties. However, as a kitchen is not deemed to be a habitable room, it is considered that the new extension will not have a significantly detrimental affect on the residential amenity of the adjacent occupiers. The proposed extension will have a solid dry dash wall facing the garden ground of the property to the north and consequently, there are no privacy issues with this proposal. Similarly, the neighbouring property also enjoys an elongated rear garden area and there should be no significant overshadowing as a result of the new development.

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:

Dundee Local Plan Review - Policy 14: Alterations and Extensions to Houses. Similar considerations are given to this policy as Dundee Local Plan Policy H4 above.

Issues raised by Objectors.

The main relevant issue raised by the objector is the impact the proposal will have on neighbouring residential amenity, particularly daylight and overshadowing. It is considered that this matter has been discussed and discharged above. The remaining issues raised by the objector that relate to future maintenance and extension of the adjacent property are considered to be outwith the remit of current planning control.

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 extension is to be finished in matching materials to the main house and has been designed with a shallow pitched roof that helps to reduce its impact. The design is considered acceptable

CONCLUSION

The proposed alterations are similar in character to other rear extensions to be found in the locality. In design terms, the proposal is acceptable and it is considered that the extension will not significantly impact on the daylight / sunlight of the habitable rooms of the adjoining occupiers. The application conforms to the adopted policies of the Local Plan and there are no material considerations that would justify refusal of the proposed development.

RECOMMENDATION

It is recommended that planning permission 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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.