

KEY INFORMATION

Ward Barnhill

Proposal

Erection of extension on south elevation

Address

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Applicant

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Registered 29 Mar 2004

Case Officer J Robertson



Proposal for an Extension in Gairloch Road

The erection of an extension is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be contrary to the policies of the Development Plan.

The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a one and half storey extension on the south elevation of 7 Gairloch Road, Broughty Ferry.
- The proposal raises issues for consideration in terms of Housing Policy H4 of Dundee Local Plan 1998 and Policy 14 of Finalised Dundee Local Plan Review.
- A single letter of objection was received from a neighbour to the east raising concerns regarding overshadowing.
- It is considered that the proposed development is contrary to Housing Policy H4 of Dundee Local Plan 1998 and Policy 14 of Finalised Dundee Local Plan Review. It is considered that the objection raised is of sufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a one and a half storey extension on the south elevation of 7 Gairloch Road, Broughty Ferry, to provide a utility room and living room on the ground floor and a bedroom on the upper floor. It is proposed that the extension will be finished in dry dash render and concrete roof tiles to match the existing house.

SITE DESCRIPTION

The application site is located on the south side of Gairloch Road opposite Sunart Street with Lochalsh Street to the east and south, and Torridon Road to the west. The application property is a one and a half storey semi-detached house finished in dry dash render, facing brick basecourse and concrete roof tiles. There is a garage to the rear of the house on the west elevation with a corresponding driveway. There is garden ground to the front and rear of the property. The rear garden is defined by a 1.8 metre fence on the east, south and west boundaries.

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:

Housing policy H4: Alterations and extensions to houses will normally be approved provided the appearance of the house and the 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 ground 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

Policy 14: Proposals to alter or extend existing dwelling houses will 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.

LOCAL AGENDA 21

Key Theme 13 is relevant to this application and states that places,

spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no site history of relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbour to the east of the site stating concerns regarding loss of light and overshadowing.

Copies of the objection are available for viewing in the Members' Lounges and the issues raised are addressed in the "Observations" section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees for the proposed conservatory.

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 proposal is for the erection of a one and half storey extension on the south elevation of the existing house. One letter of objection was received from a neighbour to the east of the application site.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Housing Policy H4 specifies that extensions will be permitted provided that the appearance of the house and the surrounding area are not adversely affected. The proposed extension will be located on the rear elevation of the property and will be finished in dry

dash render and concrete roof tiles to match the existing house. The proposed extension will retain more than 50% of the useable garden ground.

Housing Policy H4 seeks to ensure that development does not result in the significant loss of sunlight, daylight or privacy of neighbouring properties. The concern raised by the objector was in terms of overshadowing of the ground floor windows of their property plus private garden ground. The proposed extension is one and half storeys, which is the full height of the existing house and covers more than 50% of the rear elevation. The extension projects 3.5 metres from the rear wall of the existing house, which results in the roof extending 7.7 metres from the existing ridgeline. The extension is located one metre from the eastern boundary with the adjoining property and therefore will overshadow the objector's property when the sun is in the west. Concerns regarding the scale and overshadowing were raised with the applicant prior to submission of the application. Minor amendments were made to the proposal however these did not fully address the concerns raised. Given the height, location and distance of the extension in relation to the adjoining property it is considered that the extension would have a significant impact in terms of overshadowing of the ground floor windows and garden ground.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

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

Finalised Dundee Local Plan Review

Policy 14: Alterations and extensions to houses. For the reasons set out for Housing Policy H4 it is considered that the proposal is contrary to Policy 14.

Objections

One letter of objection was received from a neighbour to the east raising concerns regarding overshadowing.

As outlined in Housing Policy H4 it is considered that the proposed extension would have a significant detrimental impact on the objector's property.

It is concluded from the foregoing that there are no material considerations to justify departing from the provisions of the development plan and is therefore recommended that planning permission be refused.

Design

The proposed extension will be finished in materials to match the existing house. However in terms of size and scale it is considered that the proposed development would be detrimental to the visual and residential amenity of the area.

CONCLUSION

It is considered that the proposal is contrary to Housing policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review. The concern raised by the objector is considered to be of sufficient weight to warrant refusal of the application. Therefore the application is recommended for refusal.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed development is considered to be contrary to Housing Policy H4 of Dundee Local Plan 1998 and Policy 14 of Finalised Dundee Local Plan Review as the proposal would result in significant overshadowing of the adjoining property. There are no material considerations that would justify departing from the policies of the development plan in this instance.