

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Single storey extension to West elevation

**Address**

32 Frederick Street  
Dundee  
DD3 8RR

**Applicant**

Mr Scott McMahon  
55 Earn Crescent  
Dundee  
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**Agent**

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Dundee  
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**Registered** 13 April 2004

**Case Officer** D Gordon



## Proposed Extension in Frederick Street

A 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** subject to conditions

**SUMMARY OF REPORT**

- The application seeks planning permission to erect an extension on the rear elevation of a single storey detached dwelling house
- The proposed extension measures approximately 60sq.m in floor area and is to be finished in materials to match the existing house.
- One letter of objection has been received. The main issues raised by the local resident relate to design, appearance, overshadowing, privacy and the impact on the environmental quality of the area.
- The design of the extension is in keeping with the appearance of the existing house and the development characteristics of the surrounding area. It is considered that the proposal will not have a significant impact on the environmental quality enjoyed by local residents. The application is recommended for approval.

## DESCRIPTION OF PROPOSAL

The application seeks permission to erect a pitched roof extension on the west elevation (ie rear) of a detached dwelling house. The structure will measure approximately 10.8m x 5.5m and will be finished in harling (walls) and a slate roof to match the existing building. The extension will accommodate a dining room and a lounge. The submitted drawings also advise of the conversion of the attic space and the provision of 3 new velux windows in the north and south elevations. These alterations are considered to be permitted development and do not form part of this planning application.

## SITE DESCRIPTION

The site is located on the west side of Frederick Street approximately 65m to the north of its junction with Camperdown Road. The property, that is currently vacant, is a detached single storey dwelling that is finished in cream harled walls and a slate roof with red feature ridge tiles. An elongated rear garden area, measuring approximately 33m x 13m exists on the west side of the house. A concrete garage and small wooden shed are located within this rear garden area. The house sits at a lower level than the 2 storey dwelling located to the north ie 34 Frederick Street. The mutual boundary between this neighbouring property and the application site consists of a variety of enclosures including a garage wall, facing brick wall and inter woven fence that range in height from approximately 3.5m to 1.8m.

The surrounding area is residential in character accommodating a variety of house types and small house extensions that are typical of a suburban location

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

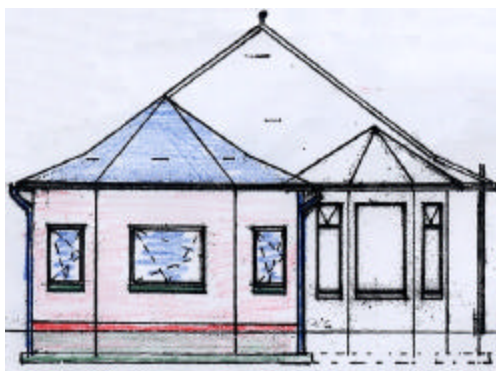
There are no policies relevant to the determination of this application.

### 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 of local residents by virtue of design, layout, parking and traffic 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 properties; 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 H4 of the Dundee Local Plan above.

## 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 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

There are no planning applications for this property that are of relevance to this proposal.

## PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. The proposed development has attracted one objection from a local resident. The main issues raised relate to 1) the size and height of the extension being disproportionate to the existing house, 2) the proposal will result in overshadowing and a reduction in the privacy of the neighbouring property to the north and 3) the development will result in the objectors property being 'boxed in' by adjacent extensions.

## CONSULTATIONS

There have been no adverse comments received relating to this proposed development.

## 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 and parking and traffic movement issues. It is considered that the layout of the extension is acceptable and there are no parking and traffic movement issues associated with this proposal. With regard to design, the new extension is a rectangular structure (measuring 10.8m x 5.5m) that supports a pitched roof and is finished in materials to match the existing house ie slate roof and harled walls. The extension displays an elongated appearance with many of the design details of the existing house being incorporated into the new structure ie various roof pitches. The appearance of the extension is acceptable in this rear garden location and consequently, the proposal is considered to be in accordance with the requirements of Policy H1.

Policy H4 indicates that extensions, that adversely affect neighbouring residential amenities, by virtue of overshadowing and impact on privacy and where 50% of the garden ground is taken up, will not be acceptable. In this instance the proposed structure, that measures approximately 60sq.m. in floor area, does not occupy more than 50% of the original garden ground. It is also the case that the application site is located at a lower ground level than the adjacent 2 storey dwelling house located to the north. The mutual boundary between these properties consists of a variety of enclosures including a domestic garage wall, a brick wall and fencing that range in height from 3.5m to 1.8m. Due to the siting, scale and design of the proposed single storey extension it is considered that the adjacent property will not be significantly overshadowed by the proposal. The new structure proposes 3 windows on the north elevation. These are high level windows that will serve the new dining room and lounge accommodation and this, together with the height of the

adjacent boundary enclosures and the difference in land levels, will ensure that there will be no significant impact on the privacy of the neighbouring property.

Consequently, 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:

Finalised Dundee Local Plan Review - Policy 1: Vibrant and Sustainable Communities and Policy 14: Alterations and Extensions to Houses are of relevance. Similar considerations are given to these policies as Dundee Local Plan Policies H1 and H4 above and the same conclusions are offered.

### Issues raised by the Objector

It is considered that the various issues that have been raised by the objector relating to design, appearance, overshadowing and privacy have been discussed and discharged above.

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 proposed extension is elongated in appearance and incorporates many of the design details of the existing house. The materials, form, scale, siting and design of the extension are all considered acceptable and will not detract from the appearance of the original dwelling or the surrounding area

### CONCLUSION

In design terms the development is acceptable in the location proposed. The characteristics of the application site, including the difference in land levels with adjacent properties and the existence of substantial boundary enclosures, ensure that the environmental quality of the adjoining occupants is not significantly prejudiced. The application conforms to the adopted development policies of the Dundee Local Plan and there are

no material considerations that would justify a refusal of the proposal.

### 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

### Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997