

KEY INFORMATION

Ward Balgay

Proposal

Dormer on west elevation

Address14 Elmwood Road
Dundee
DD2 2DS**Applicant**Mr and Mrs Stephen Robb
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Registered 13 April 2004

Case Officer Eve Jones



Proposed Dormer Extension in Elmwood Road

The formation of a dormer is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed dormer complies with Council policy and is of acceptable design and materials. The objections cannot be supported. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the formation of a dormer extension to the rear of this semi-detached house. The ridge line of the house will be increased to ensure that the necessary ceiling height can be achieved. The increase will be formed by continuing the front slope of the roof and reusing the ridge tiles. The property lies at a lower level than the adjoining house and thus the increased ridge line will be less obvious.
- National and Council policy supports alterations and extensions to houses provided the appearance of the house and surrounding area is not adversely affected and where the extension does not significantly affect the sunlight, daylight and/or privacy enjoyed by neighbours.
- Four neighbours have objected, one on the grounds of appearance and three on the grounds of loss of privacy to adjoining rear gardens. Dormer windows are a common means of providing additional accommodation within an existing property. This proposal does not have patio doors or balconies at upper level. The houses are approximately 40 metres apart and the gardens are mature with a number of trees aiding privacy. Currently Council policy seeks to ensure a minimum of 18 metres between facing windows to protect privacy.
- It is considered that the application accords with Council policy and the loss of privacy is not sufficiently significant to justify the refusal of planning permission.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of a dormer window on the west (rear) elevation. The dormer will result in the raising of the ridgeline on the plane of the existing roof by approximately 0.5 metre to provide the required headroom for the dormer to the rear. The dormer will have roughcast side walls to match the existing house and a flat roof. A velux window will be formed on the front elevation.

SITE DESCRIPTION

The application site is a traditional semi-detached bungalow on the west side of Elmwood Road. The general area slopes down from north to south and the application property lies at a lower level than the attached property to the north. The house is dry dash render with brick detailing and a tiled roof. The area is a well established residential area of detached and semi-detached bungalows set in mature gardens. There are several large box dormer windows on similar nearby properties which were approved some time ago and breach the roof line to the detriment of the appearance of the houses. There are also several bungalows with dormer windows of the same design as currently proposed which have been approved more recently.

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 H4 - Alterations and extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected. The materials, style and form should match the existing building.

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 14 - Alterations and Extensions. These will only be permitted where there is no adverse impact on the appearance of prominent elevations of the house and the design and materials respect the character of the existing building.



Policy 55 promotes good design standards.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Government's Policy on Architecture 2001 and Designing

Places 2001 emphasise the importance of design in the planning process.

Non Statutory Statements of Council Policy

The Council's Urban Design Guide is of relevance.

LOCAL AGENDA 21

Key Theme 13 Places, spaces and objects combine meaning and beauty with utility and Key Theme 15 Diversity and local distinctiveness are valued and protected.

SITE HISTORY

There is no side history of relevance on this particular site. Similar dormers have been approved at 5 (1986, D09325) and 20 (1999, D24069) Deanbank Street and 36 Elmwood Road (1994, D19922).

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. One objection was received from a neighbour to the front on the grounds that the dormer is out of character and detrimental to the appearance of the area and the velux will result in loss of privacy. Three neighbours to the rear have objected on the grounds of loss of privacy. The objections will be considered in the Observations below.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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 H4 supports alterations and extensions to houses provided the appearance of the house and surrounding area is not adversely affected and the siting and scale of the extension does not significantly affect the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining property. The materials, style and form should match the existing building.

The design of the dormer extends the sloping roof of the front of the property to increase the ridge level. Reuse of the existing tiles and ridge tiles should result in an unobtrusive alteration to the existing roof. The dormer to the rear is a typical box dormer but is set back from the wall head. As the house is at a lower level than the neighbouring house, the increase in the roof height is less obvious.

The proposal is for the formation of two bedrooms in a dormer. There are no patio doors or balconies. It is considered that overlooking of rear garden grounds by upstairs bedroom windows of adjoining houses is typical of residential developments throughout the City. Whilst there is a loss of existing privacy it is not considered to be significant enough to justify the refusal of the application.

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 Local Plan Review Policy 14 - Alterations and Extensions. The introduction to the policy recognises that houses are altered and extended to meet the changing circumstances and aspirations of owners. Such changes include dormers. The policy states that alterations and extensions will only be permitted where there is no adverse impact on the appearance of prominent elevations of the house, the design and materials respect the character of the existing building and there is no significant loss of sunlight, daylight or privacy to the occupants of

neighbouring properties. As detailed above, the design and materials respect the existing house and are acceptable. The issue of privacy is considered above and the loss of privacy is not considered to be significant enough to justify refusal of the application.

Policy 55 promotes good design standards and the development represents a well designed solution to initial lack of headroom in these properties.

The Government's Policy on Architecture 2001 and Designing Places 2001 and the Council's Urban Design Guide emphasise the importance of design in the planning process. The dormer has been designed to complement the existing front elevation of the house

Objections

The objection from a neighbour to the front objects to the impact which the proposed dormer will have on the character of the house and the whole of the surrounding area. As detailed above, this dormer is quite different from the unsympathetic box dormers on other properties as it respects the design and materials of the existing. The neighbour also objects to the velux window which can be installed as permitted development and does not require planning permission. The objection cannot be supported.

Three neighbours to the rear object to the loss of privacy by the proposed installation of windows on the upper elevation, overlooking their gardens. Overlooking from upper floor bedroom windows over adjoining rear gardens is a common and indeed inevitable feature of living in a built up area. Extensions and alterations to houses to improve or increase their accommodation is recognised and supported by both national policy and Council policy. The provision of dormers on bungalows is a very common and reasonable development subject to acceptable scale, design and materials. The properties in question have gardens approximately 20 metres long resulting in a combined distance of approximately 40 metres between houses. The current minimum distance for facing windows to protect privacy is 18 metres. They are also mature gardens with a number of trees on the boundary and within the objectors gardens which will increase privacy. The proposed dormer does not have

patio or French doors or any external balcony or sitting area. It is considered that any loss of privacy is not significant enough to justify refusal of the proposed dormer.

It is concluded from the foregoing that insufficient weight can be accorded to the objections such as to justify the refusal of planning permission contrary to the provisions of the development plan and the supporting material considerations. It is therefore recommended that planning permission be granted with condition.

Design

The design of the dormer complements the existing house and solves the problem of achieving the necessary ceiling height to allow the roof space to be developed and provide additional accommodation. The materials match the existing.

CONCLUSION

The design and materials of the proposed dormer are acceptable and the application is recommended for APPROVAL subject to condition.

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.