

KEY INFORMATION

Ward Balgillo

Proposal

Extension on south elevation and conversion of flat roof to pitched roof

Address

16 Rossie Avenue
Broughty Ferry
Dundee
DD5 3NQ

Applicant

Mr A Rome
16 Rossie Avenue
Broughty Ferry
Dundee
DD5 3NQ

Agent

Registered 16 April 2004

Case Officer Julie Finlay



Proposed Extension in Rossie Avenue

The extension and the conversion of flat roof to pitched roof are **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the Development Plan.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for an extension on the south elevation to provide a larger dining room and to convert a flat roof to a pitched roof and provide additional bedroom space on the east elevation.
- One letter of objection was received from a neighbour to the east stating concerns about loss of light and overshadowing.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review are relevant which seek to protect residential amenity.
- It is considered that the proposed extensions are acceptable and will not adversely affect adjacent neighbours due to loss of light and overshadowing. Therefore the application is recommended for **APPROVAL** subject to conditions.

DESCRIPTION OF PROPOSAL

Planning permission is sought for an extension on the south elevation to provide a larger dining room and conversion of a flat roof over a garage to pitched roof and the provision of additional bedroom space on the east elevation.

The proposed extensions will be finished in a roughcast render and concrete tiled roof to match the existing house.

SITE DESCRIPTION

The application site is located on a corner site on the east and south side of Rossie Avenue. The property is a 1.5 storey detached house with roughcast render, concrete tiled roof and some timber panelling at the upper level on the west elevation. There is a flat roof extension on the rear elevation and a linking wall to a flat roof garage. There is a doorway in the wall which leads into the back courtyard and garden. A patio area is located in the north east corner of the back garden. There is a high wall around the south boundary of the garden and low wall along the front facing onto Rossie Avenue.

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: Protection of Amenity

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 to Houses.

Policy 55: Urban Design.

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 15 is relevant to the consideration of this application and seeks to ensure that diversity and local distinctiveness are valued and protected.

SITE HISTORY

There is no planning history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from an adjacent neighbour stating concerns about overshadowing and loss of light.

CONSULTATIONS

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

OBSERVATIONS

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

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- 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 seeks to ensure that alterations and extensions do not detrimentally affect the appearance of the house and surrounding area. The Policy indicates that consent is 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.

It is considered that the extensions will blend in appropriately with the existing house. There are no windows on the east elevation and so there will be no overlooking to the nearest property to the east. In terms of potential overshadowing and loss of light, the applicant submitted further plans to indicate the location of windows on the neighbour's west elevation. There is a distance of 7m between the two properties and there is an existing single storey garage on the east elevation of the application property. The extension above the garage will add an extra 3.1m at the roof apex and this will decrease as the roof slopes downwards. Calculations were carried out using a 45 degree rule, where a central point is taken from the nearest window and extended by 45 degrees towards the extension. If the extension infringes on this 45 degree line, then there may be some overshadowing. Using this calculation, it is considered that the two windows directly opposite which are a kitchen and dining room window will not be overshadowed. Two other windows belonging to a living room to the north end of the neighbour's west elevation fall within the 45 degree line, so there may be some overshadowing. However there are currently some tall

trees along the boundary, which cause overshadowing and the extension will not make this situation any worse.

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 14 reiterates the advice given in Policy H4 of the Dundee Local Plan 1998. It is considered that the proposal complies with this policy for the same reasons as discussed in connection with Policy H4 of the Adopted Local Plan above.

Policy 55 states that for all new development the emphasis will be on design quality. The preamble to this policy refers to Government policy on design and the Council's Urban Design Guide. It is considered that the proposed development meets the requirements for good quality design.

Objections

One letter of objection was received from neighbouring residents to the east and the main concerns raised relate to loss of light and overshadowing. It has been discussed above how calculations were carried out and they conclude that there will be minimal overshadowing. However with the presence of existing tall trees on the neighbour's west boundary and due to the slope of the roof the existing situation will not be any worse by the proposed extension.

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 extensions will be designed and use materials to match the existing house which is considered acceptable.

CONCLUSION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan 1998 and the

Finalised Dundee Local Plan Review and there will not be significant overshadowing or loss of light to justify refusal of the application in these circumstances. Therefore the application is recommended for APPROVAL.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 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