

KEY INFORMATION

Ward Riverside

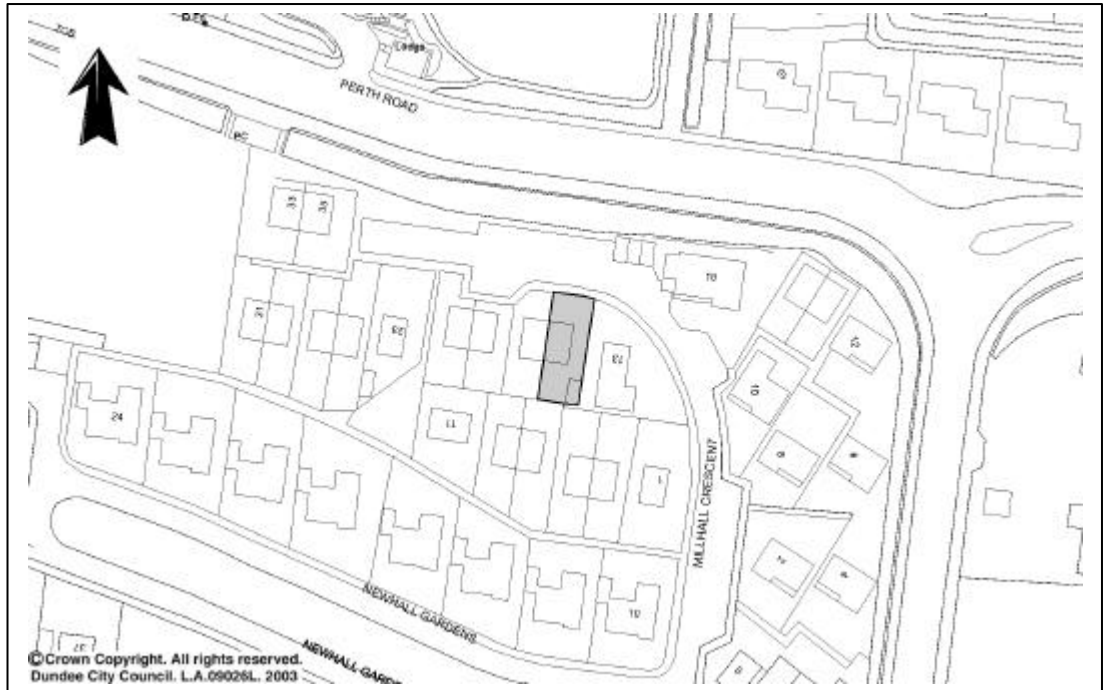
Proposal

Extension to dwellinghouse

Address15 Millhall Crescent
Dundee
DD2 1TN**Applicant**Mr & Mrs Y Yilmaz
c/o Mount Pleasant
Mount Tabor Road
Perth
PH2 7DE**Agent**

Registered 29 July 2004

Case Officer D Gordon



Extension to House Proposed in Millhall Crescent

The extension to dwelling house is **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 relevant policies of the Development Plan.

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

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the south elevation of a single storey, semi-detached dwelling house. The extension will accommodate a new bedroom. The finishing materials will match those of the existing house.
- Policy H4 of the Dundee Local Plan 1998 and Policy 14 of the Finalised Dundee Local Plan Review are relevant to the proposal. These policies seek to ensure the protection of the amenities of adjacent occupiers and of the surrounding area.
- The original proposal to extend the property attracted 2 local objections. Following the submission of amended plans, one objection, to date, has been received. This letter raises issues of overlooking and subsequent loss of privacy, overshadowing and the impact of the proposal on the environmental quality of the local area.
- It is considered that the proposed extension is acceptable in design and will not adversely affect the amenities currently enjoyed by the occupiers of the surrounding properties. The application is therefore recommended for **APPROVAL**.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the erection of a small single storey extension on the south elevation of a semi-detached dwelling house. The new structure will measure approximately 4.2m x 3.3m and will be used for bedroom accommodation. The extension will have a mono-pitch roof that will be finished in concrete tiles to match the existing. The walls are to be dry dash rendered also to match the existing house. The floor level of the new bedroom, due to the slope of the site, will be positioned approximately 1.0m below the floor level of the existing house.

The Members are advised that the plans originally submitted by the applicants for an extension to this house indicated a structure measuring 4.8m x 6.0m that would accommodate a new dining area and a master bedroom. This extension was to be raised 1.2 metres above the existing ground level of the rear garden area in order to tie in its floor level with that of the existing house. However, following the submission of objections to this proposal from local residents and following subsequent discussions with this Council, the plans were amended to show a smaller extension and it is these altered plans that are currently the subject of this report.

SITE DESCRIPTION

The site is located on the south side of Millhall Crescent. The property forms the east side of a pair of semi-detached, single storey dwellings that are finished in dry dash render walls and concrete roof tiles.

The site slopes in a north to south direction with the rear garden area being accessed, in part, from the house by a set of steps that lead down from the patio doors of the lounge area. A domestic garage is located on eastern boundary of the rear garden.

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 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, however, is unlikely to be granted where the siting and the 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 no 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 Review

The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses. The terms of this policy are reflected in Dundee Local Plan policy H4 above.

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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

The following policy statements are of relevance:

Dundee - The Urban Design Guide.

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. It is considered that the proposed development by virtue of good design achieves the aims of this Key Theme.

SITE HISTORY

There is a history of planning applications that are of direct relevance to this proposal.

PUBLIC PARTICIPATION

As advised in 'Description of Proposal' above, the applicants originally submitted plans for a larger extension that would have accommodated a new dining room and a master bedroom. This extension was also to be raised higher in the site due to the sloping characteristics of the land. This proposal attracted 2 objections from local residents with the main issues raised being overshadowing, overlooking, the poor quality of design and layout, drainage and the cumulative adverse impact of the development on the local environment.

Following discussions with this Council, the applicants submitted amended plans and re-notified the adjoining occupiers of the proposed changes. These changes included a reduction in the size of the footprint of the extension, pulling the new structure away from the west boundary of the site and dropping the floor level and subsequent height of the extension. To date, one of the objectors has reiterated their concerns about the

impact the proposed extension will have on the environmental quality of the area including the overshadowing and overlooking of their property. These concerns are addressed in "Observations" Section below.

Copies of the objections are available for inspection in the Members Lounges.

CONSULTATIONS

No adverse comments to the proposal have been received from any of the 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 seeks to ensure that alterations and extensions to houses do not detrimentally affect the appearance of the property or the 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.

The proposal submitted for consideration involves the erection of a single storey extension on the south side of the east-most half of a pair of semi-detached houses. The extension accommodates a mono-pitch roof and is to be finished in materials to match the existing house ie render walls and concrete roof tiles. The floor level of the extension will be approximately 1.0 metre below the floor level of the existing house due to sloping nature of the application site.

It is considered that the design of the proposed structure is acceptable in this location as it does not detract from the

appearance of the existing house or the surrounding area. The nearest neighbouring property to the east of the proposed extension ie 13 Millhall Crescent, is located some 8 metres distant. It is considered that the amenities currently enjoyed by the occupiers of this adjacent dwelling will not be significantly affected by the proposal as the extension does not have any windows directly overlooking the property and is to be built at a lower floor level than the existing house thus reducing any overshadowing issues. It is also considered that due to the position and height of the new extension, the semi-detached neighbours to the west will not be significantly prejudiced by the proposed 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:

The terms and requirements of Policy 14 of the Finalised Dundee Local Plan Review (Alterations and Extensions to Houses) are reflected in Policy H4 of the Dundee Local Plan 1998. In this respect, as the proposed development is considered to comply with Policy H4, the same conclusions are offered with regard to Policy 14.

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 has been designed to reflect the characteristics of the existing house by the use of appropriate architectural features and matching finishing materials.

CONCLUSION

The applicants have taken into account the concerns expressed by the local objectors to their original proposal and have submitted an amended scheme that, by virtue of its siting and design, does not adversely impact on the amenities currently enjoyed by the surrounding occupants. In this respect, it is considered that the proposal

complies with the relevant development policies of the Dundee Local Plan 1998 and those of the Finalised Dundee Local Plan Review. There are no material considerations that would justify the setting aside of these policies and refusing the application.

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 Details of foul and surface water drainage arrangements shall be submitted to and approved in writing by the Council prior to the occupation of the extension hereby granted permission.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure the proper drainage of the site.