

**KEY INFORMATION**

**Ward** Balgillo

**Proposal**

Two storey extension on west elevation

**Address**

31 Peebles Drive  
Dundee DD4 0TF

**Applicant**

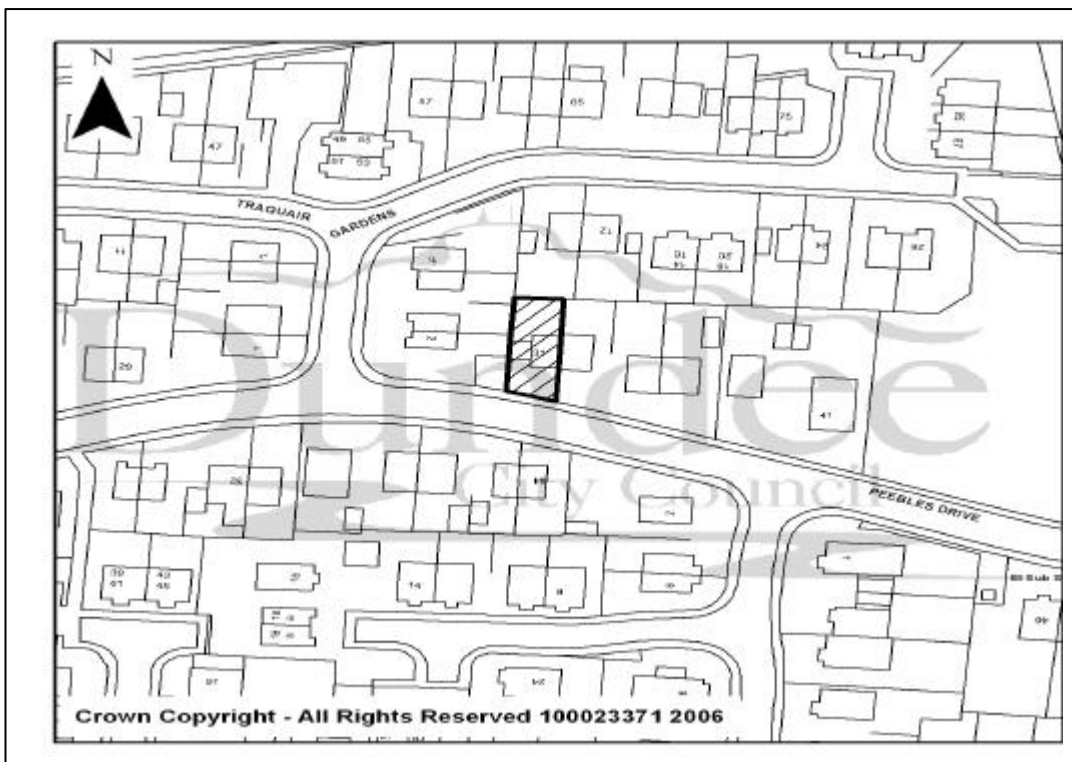
Mr & Mrs Smith  
31 Peebles Drive  
Dundee  
DD4 0TF

**Agent**

Leadingham Jameson  
Rogers & Hynd  
18 South Tay Street  
DUNDEE  
DD1 1PD

**Registered** 7 Sept 2006

**Case Officer** J Young



## Proposed House Extension in Peebles Drive

A two storey extension on west elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The objections do not carry sufficient weight to merit refusal of the application. Accordingly, the application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for a 2 storey extension on the west elevation of a house at 31 Peebles Drive, Dundee.
- One letter of objection was received from a neighbouring resident to the west on the grounds of overshadowing, overlooking and loss of privacy.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application.
- It is considered that the proposal will not result in amenity problems for neighbouring residents and therefore the extension is considered acceptable.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a 2 storey extension on the west elevation of a house at 31 Peebles Drive. A dining room and kitchen will be provided on the ground floor and a master bedroom with ensuite facilities on the upper level. The proposed materials are red facing brick, grey render and grey concrete rooftiles to match the existing house.

## SITE DESCRIPTION

The application site is located on the north side of Peebles Drive. The dwelling is 2 storey and semi-detached with red brick and dry dash walls and grey tiled roof. There is a car port on the west elevation. A 1.8m high timber fence is located on the west boundary.



## 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.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan Review 2005

The following policies are of relevance:

#### Policy 14: Alterations and Extensions to Houses

Proposals to alter or extend existing dwellinghouses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and
- d the design and materials respect the character of the existing building.



## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

## SITE HISTORY

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

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident to the west on the grounds of overshadowing, overlooking and loss of privacy.

Copies of the objection letter are available for viewing in the various Members' Lounges and the grounds of objection will be discussed in detail in the Observations section below.

## CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

## 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 14 of the Dundee Local Plan Review 2005 states that extensions will be acceptable where they do not adversely affect the amenity enjoyed by surrounding residents and the design of the extension will blend in with the existing house appropriately.

The proposed extension will be 2 storeys in height and will use materials to match the existing house and so the proposal is considered acceptable in design terms.

There will be no windows on the west gable and the windows on the north elevation are a kitchen on the ground floor and ensuite on the upper level. A condition will be attached to ensure that the ensuite window has obscure

glass to prevent any direct overlooking into neighbouring gardens.

In terms of potential overshadowing, the extension is to the south east of the objector's property. Any loss of sunlight will be during the morning and it is considered that this will be minimal, given that the existing house is 2 storey and the extension is only 3m wide. It is considered that any overshadowing will not be so adverse to merit 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:

### Objections

One letter of objection was received from a neighbouring resident to the west on the grounds of overshadowing, overlooking and loss of privacy. It has been discussed above that there will be no loss of amenity for neighbouring residents and so the objections cannot be supported in these circumstances.

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. It is therefore recommended that planning permission be granted with conditions.

### Design

The extension has been designed to match the existing house, which is considered acceptable.

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## CONCLUSION

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The proposal is considered acceptable and complies with the Dundee Local Plan Review 2005. It will not have an adverse impact on the amenity enjoyed by surrounding residents and so the objection is not supported.

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## RECOMMENDATION

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It is recommended that consent be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

- 2 The window to be formed on the upper level of the north elevation of the proposed extension only be glazed or re-glazed with obscure glass
- 3 The west elevation shall be finished in a grey harled render as indicated on drawing no. 02, unless there is insufficient access space or access is denied by neighbouring residents to the west, and in which case an alternative finish for the east elevation shall be submitted for approval and if approved the development shall be carried out only in accordance with such approved details

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the amenity of neighbouring residents .
- 3 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.