

KEY INFORMATION

Ward Broughty Ferry

Proposal
Extension on south elevation
of dwelling

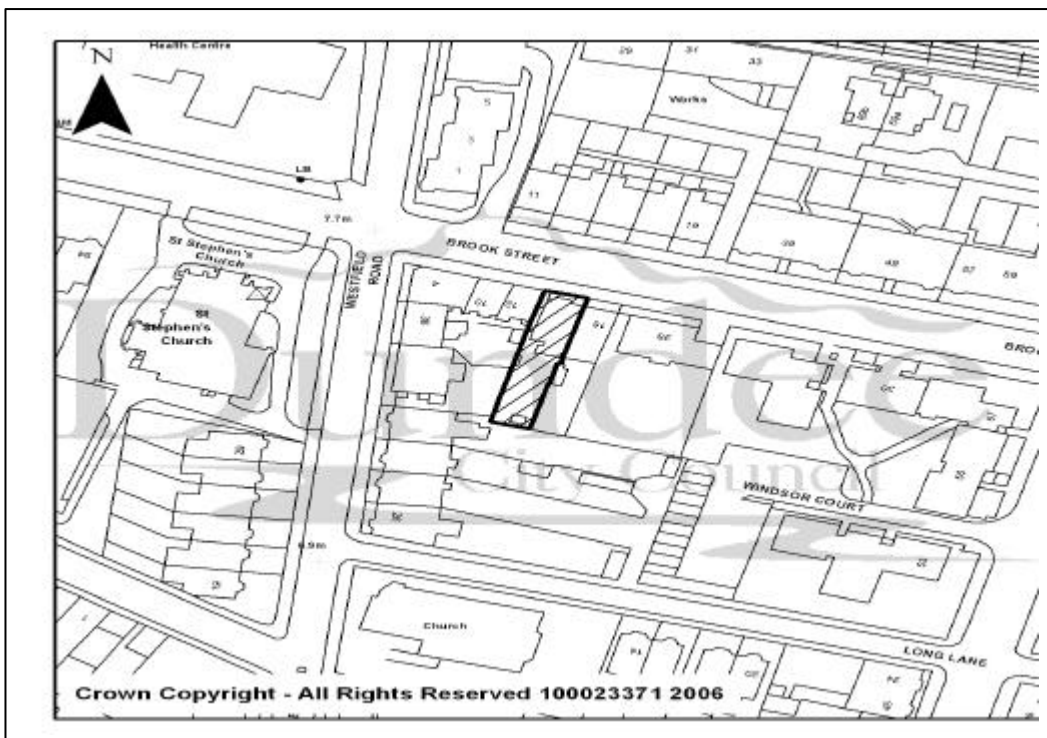
Address
16 Brook Street
Broughty Ferry
Dundee

Applicant
Mr & Mrs Quinn
16 Brook Street
Broughty Ferry
Dundee
DD5 1DP

Agent
James Paul Associates
4 Brook Street
Broughty Ferry
DUNDEE DD5 1DP

Registered 11 Oct 2006

Case Officer J Young



Proposed House Extension in Brook Street

An extension on the south elevation of a dwelling 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 objection is not supported in these circumstances. Accordingly, the proposal is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the rear (south) elevation of a house at 16 Brook Street, Broughty Ferry, Dundee.
- One letter of objection was received from an adjoining resident to the east on the grounds of overshadowing, overlooking, loss of privacy, drainage problems and loss of legal right of way.
- 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 single storey extension on the rear(south) elevation of a house at 16 Brook Street, Broughty Ferry, Dundee. A living room and kitchen will be provided with the extension. The proposed materials are harled walls, sarnafil flat roof and a section of slate roof all to match the existing house.

SITE DESCRIPTION

The application site is located on the south side of Brook Street. The dwelling is a traditional 1.5 storey, semi-detached dwelling with stone walls, dry dash render on the rear elevation and slate roof. There is a small lean-to extension on the rear elevation. A 1.8m high timber fence is located on the west boundary.

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:

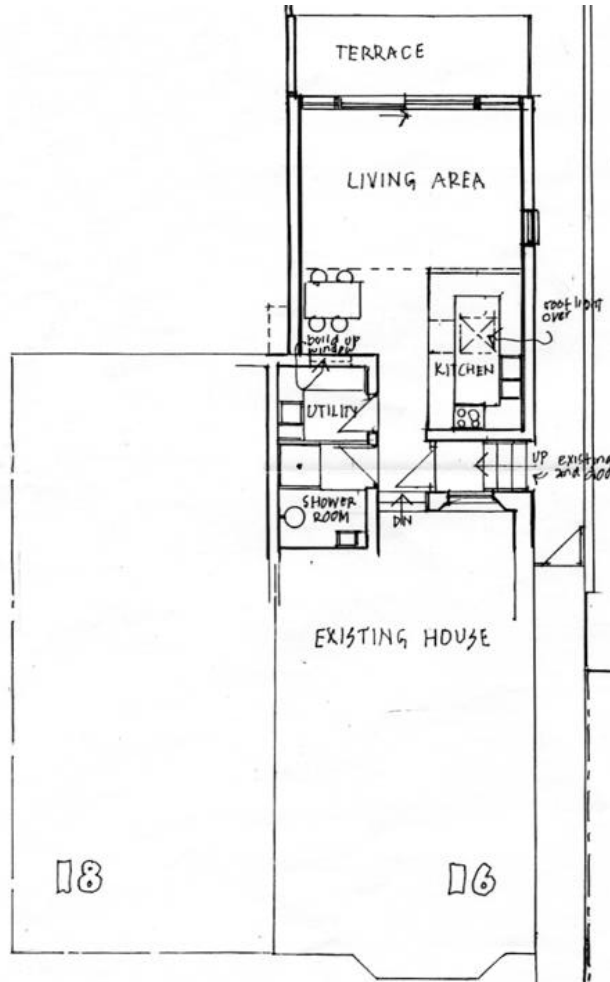
Policy 14: Alterations And Extensions To Houses

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.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.



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. They also object about the loss of a legal right of way and drainage problems, which are covered under separate legislation.

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 single storey 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 east gable and so there will be no overlooking or loss of privacy for the

Non Statutory Statements of Council Policy

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

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.

neighbouring property. The extension is single storey with a predominantly flat roof and small pitched roof section at the south end of the extension. The flat roof section is 3.5m in height and there is a 1.8m high timber fence along the east boundary. The pitched roof section extends to a height of 4.8m at the highest point. This is not considered sufficient to cause overshadowing for neighbouring residents immediately to the east.

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, loss of privacy and loss of legal right of way. 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.

The issue regarding the legal right of way is addressed under separate legislation and will not have an impact on the planning merits of the proposal. The objector has also stated concerns regarding the impact on the drainage system. The Building Regulations will address the drainage requirements and the necessity for diversion of the existing system.

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.

CONCLUSION

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.

RECOMMENDATION

It is recommended that consent 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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 The east elevation shall be finished in harling as indicated on the submitted elevation drawing, unless access is denied by the adjoining residents to the east, 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 ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.