

KEY INFORMATION

Ward Riverside

Proposal

Erection of 2 storey extension on south elevation

Address

4 Shaftesbury Park
DUNDEE
DD2 1LB

Applicant

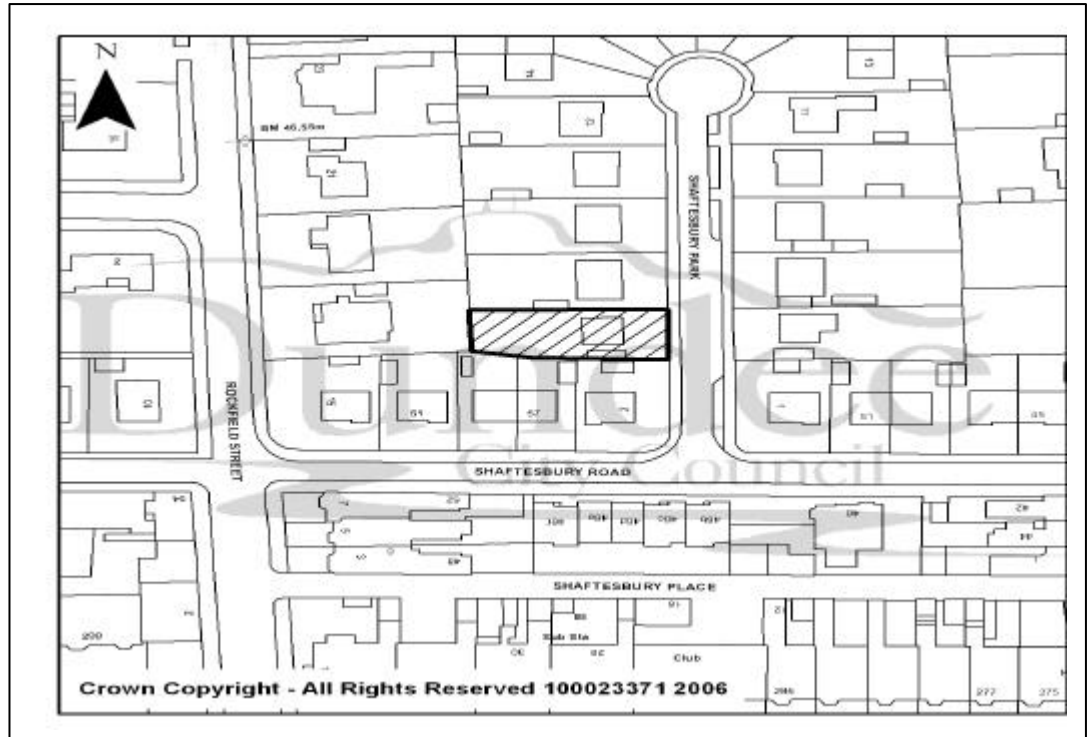
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Agent

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Registered 11 Oct 2006

Case Officer G S Reid



Proposed Extension on Side of House in Shaftesbury Park

The erection of an extension on the south elevation is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed development is 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 a two storey extension on the south elevation at 4 Shaftesbury Park.
- It is considered that the proposed extension raises issues for consideration in terms of Policy 14 of the Dundee Local Plan Review 2005.
- A single letter of objection was received to the proposed development from a neighbour to the south west. The main issues raised were that the development was too large, would detract from the visual quality of the house and surrounding area, would introduce new windows closer to existing houses, would greatly affect existing privacy, would result in the loss of light and would exacerbate existing noise and parking problems.
- It is considered that the proposed development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material consideration that would justify a departure to the provisions of the development plan

DESCRIPTION OF PROPOSAL

Planning permission is sought for a two storey extension on the south elevation at 4 Shaftesbury Park.

The proposal involves the removal of the existing single flat roof garage.

The proposed extension is to be two-storey in height with a single garage and utility room on the ground floor and a bedroom (with en suite) and hall/study space on the first floor.

The extension is to be finished in materials to match those of the existing house.

SITE DESCRIPTION

The application site is located on the west side of Shaftesbury Park and to the north of the junction with Shaftesbury Road. The house is a two storey detached property with a single garage with associated driveway to the south. There is garden ground to the front and rear. All the surrounding uses are residential.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 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.

Non Statutory Statements of Council Policy

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



Proposed East Elevation

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no site history of relevance to the consideration of the application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours. A single letter of objection was received to the proposed development. The main issues raised were that:

- 1 The design of the extension is too large and would result in an inappropriate development and detract from the visual quality of the house and surrounding area.
- 2 The proposal will introduce new windows closer to the objector's property and will greatly affect existing privacy to the rooms facing north including, a lounge,

kitchen, bedroom and garden due to direct lines of sight.

- 3 The proposal would result in the loss of light to the same rooms as mentioned above.
- 4 The extension and resultant increase in inhabitants will exacerbate existing noise problems.
- 5 The proposal will exacerbate existing parking problem in the area.

A copy of the letter of objection is available in the Members' Lounges and the concerns raised are addressed in the Observations section of the Report.

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:

- 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 (Alterations and Extensions to Houses) is relevant to the consideration of this application. Policy 14 advises that 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.

In terms of the impact on the appearance of the house it is considered that design of the extension has paid due regard to the scale and massing of the existing house. The finishing materials also match those of the existing house. As such it is considered that the proposal would complement the appearance of the prominent and other elevations of the house.

The extension is two-storey in height and maintains the existing building line of both the east and west elevations of the existing house. It is considered that given the position of the extension relative to the house and the house to the neighbouring properties no significant loss of sunlight/daylight would occur.

There are to be new windows in both the east and west 1st floor elevations of the extension. There are to be no new windows in the south elevation. To the rear (west) 1st floor elevation there is to be the window of the en-suite and the window of the hall/study space. To the 1st floor east elevation is the main bedroom window. The original house already has a bedroom and bathroom window at 1st floor that face west and two bedroom windows facing east. The increase in new windows would not lead to a significant loss of privacy to neighbours over that which exists at present.

Given that the extension is replacing an existing garage it only involves a small proportion of additional useable garden ground. The proposal would result in more than 50% of the original useable garden area being retained.

The proposal utilises materials to match the existing house and the design respects the scale and massing of the existing house. It is considered that the design and materials respect the character of the existing building

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:

A single letter of objection was received to the proposed development. The main issues are considered as follows:

- 1 "The design of the extension is too large and would result in an inappropriate development and detract from the visual quality of the house and surrounding area." It is considered that given the design and finishing materials the proposal would not detract from the appearance of the house or surrounding area.
- 2 "The proposal will introduce new windows closer to the objectors property and will greatly affect existing privacy to the rooms facing north including, a lounge, kitchen, bedroom and garden due to direct lines of sight." The new windows would be those of the en-suite and hall/study place. Given the location of the objector's property which is to the south west of the application property it is considered that there would be no significant loss of privacy.
- 3 "The proposal would result in the loss of light to the same rooms as mentioned above." Given the location of the extension relative to the objector's property it is considered that there would be no significant loss of light as a result of the extension.
- 4 "The extension and resultant increase in inhabitants will exacerbate existing noise problems." The proposal results in an additional master bedroom being created. It is considered that the proposal would not significantly increase the accommodation to the extent where it would result in problems of noise.
- 5 "The proposal will only exacerbate existing parking problem in the area." As outlined above there is only an additional master bedroom. It is considered that the proposal would not significantly increase the accommodation to the extent where it would result in problems of parking.

It is concluded from the foregoing that there are no 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 design of the extension matches the scale and massing of the original house. The proposal also utilises materials to match the existing house. It is considered that the proposed extension is of an acceptable quality of design.

CONCLUSION

It is considered that the proposed development is in accordance with Policy 14 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the provisions of the development plan

RECOMMENDATION

It is recommended that consent 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.