

KEY INFORMATION

Ward The Ferry

Proposal

Erection of a two storey extension to the south west corner of existing building

Address

6 Albany Road
Broughty Ferry
Dundee

Applicant

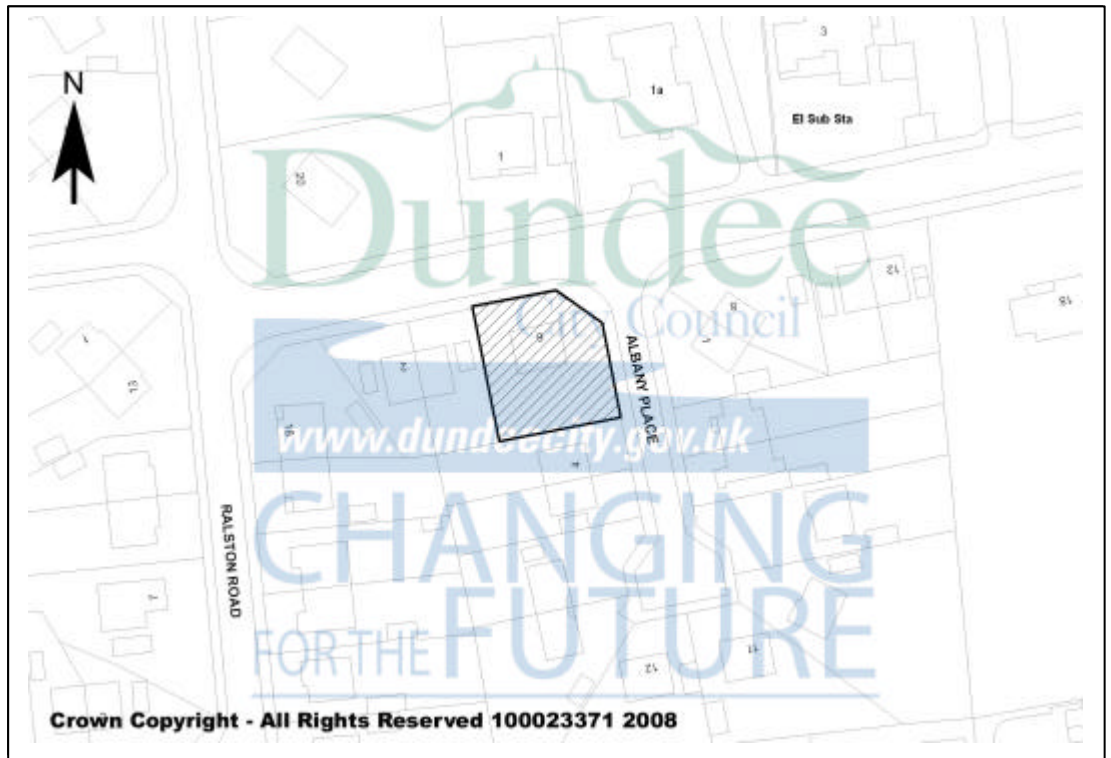
Mr and Mrs Shakeel Ismail
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Agent

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101 Brook Street
Monifieth

Registered 5 Nov 2008

Case Officer P Macari



Extension to House Proposed in Albany Road

The erection of a two storey extension to an existing building is **RECOMMENDED FOR APPROVAL with conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed extension complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the Objector are not supported. There are no material considerations that would justify laying aside the provisions of the Development Plan to refuse planning permission.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a two storey extension to the south western corner of the original house at 6 Albany Road, Broughty Ferry.
- Planning application 08/00008/FUL approved at January's meeting of the Development Quality Committee granted planning permission for the erection of two 2 storey extensions to the southern and western elevations of the original house. The proposed extension will be situated in the gap between the existing approved extensions at the south western corner of the house.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- One letter of objection has been received from a neighbouring resident concerned about over-development of the application site, the extension being out of character to the surrounding area and loss of property value

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a two storey extension to the south western corner of the existing house at 6 Albany Road, Broughty Ferry.

The proposed extension will be two storeys in height and will adjoin the two storey extensions currently being built on to the southern and western elevations of the existing house. The proposed extension will provide a dining room on the ground floor and a 6th bedroom on the 1st floor.

SITE DESCRIPTION

The application site is located on the western corner of the junction between Albany Road and Albany Place, Broughty Ferry. The application site comprises a two storey detached house with extensive front, rear and side garden grounds.

There are two points of vehicle access to the application site. A new driveway has been formed on Albany Road to serve the garage approved by virtue of planning permission 08/00008/FUL and the original vehicle access taken from Albany Crescent.

To the South, East and West are semi detached residential properties. Prior to the approval of planning application 08/00008/FUL and consequent erection of the two storey extensions, the original house was of a similar shape and proportion to those located to the east, south and west of the application site. To the north of the site are residential properties of differing designs in a generally lower density to that at Albany Place.

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 be 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.

SUSTAINABILITY ISSUES

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

SITE HISTORY

Planning Application 08/00008/FUL sought planning permission for the erection of a single storey porch extension to the front (north elevation) and two 2 storey extensions to the western and southern elevations of the original house at 6 Albany Road, Broughty Ferry. This application was approved by the Development Quality Committee in January 2008.

PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedure as dictated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. One letter of objection has been received from a neighbouring resident concerned about:

- the impact of the proposed extension on the character of Albany Road.
- over-development of the application site.
- loss of property value.

Members will already have had access to this letter and the points raised are considered in the 'Observations' and 'Material Considerations' Sections of this report below.

CONSULTATIONS

No adverse comments have been received from Consultees.

OBSERVATIONS

Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland)

Act 1997 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.

There is a history in Dundee of houses being extended to meet the changing demands and aspirations of householders. Whilst extensions are a sign of a stable community in which people wish to remain, it is the aim of Policy 14 (Alterations and Extensions to Houses) to assess the impact of extensions and alterations to the host property, neighbouring properties and the surrounding area. The proposals comply with Criteria A and D of Policy 14. This is because the design and finishing materials as well as the location of the proposed extension will not impact upon public elevations with the extension being of a scale, massing, design and finish that ties in with the proposed extensions approved under planning application 08/00008/FUL.

With respect to Criteria B of Policy 14, the proposed extension will overlook neighbouring properties to the south of the application site. However, the south facing windows of the approved extensions, now partially built, will also overlook neighbouring properties to the south. The proposed extension will not exacerbate this situation and therefore the proposed extension is considered to comply with the provisions of Criteria B of Policy 14.

Due to the southern and western aspect of the rear gardens no significant issues of overshadowing shall arise from the proposed development.

Criteria C of Policy 14 dictates that extensions to houses should not take up more than 50% of the original usable garden area. The proposed extensions in combination take up

approximately 45% of the original usable garden. The proposals comply with Criteria C of Policy 14.

It is concluded from the foregoing that the proposals comply with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

a Views of the Objector

One letter of objection has been received from a neighbouring resident concerned about:

- The impact of the proposed extension on the character of Albany Road.

The proposed extension will be located in the south western corner of the application site



and will be obscured from view by the previously approved two storey side extension by virtue of planning application 08/0000/FUL. On this basis the proposed extension will not impact upon the appearance of Albany Road.

- Over-development of the application site.

The proposed extension will lower the amount of private usable garden ground to approximately 80m². However, given that the proposed extension complies with the provisions of Policy 14 of the Dundee Local Plan Review 2005 with 53% of the original usable garden ground will be retained, the proposed extension

cannot be considered over-development.

- Loss of property value.

The loss of property value is not a material planning consideration and has not been taken into account in the assessment of this application.

It is concluded from the foregoing that insufficient weight can be accorded to 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 design of the proposed extension is in keeping with the scale, massing, design and finish of the two storey extensions approved by planning application 08/00008/FUL.

CONCLUSION

The proposed extension complies with the provisions of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The concerns of the Objector are not supported. There are no material considerations that would justify laying aside the provisions of the Development Plan to refuse planning permission.

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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.