

KEY INFORMATION

Ward The Ferry

Proposal

Single storey garden room extension to rear of existing detached 2 storey house

Address

15 Holly Crescent
Broughty Ferry
Dundee

Applicant

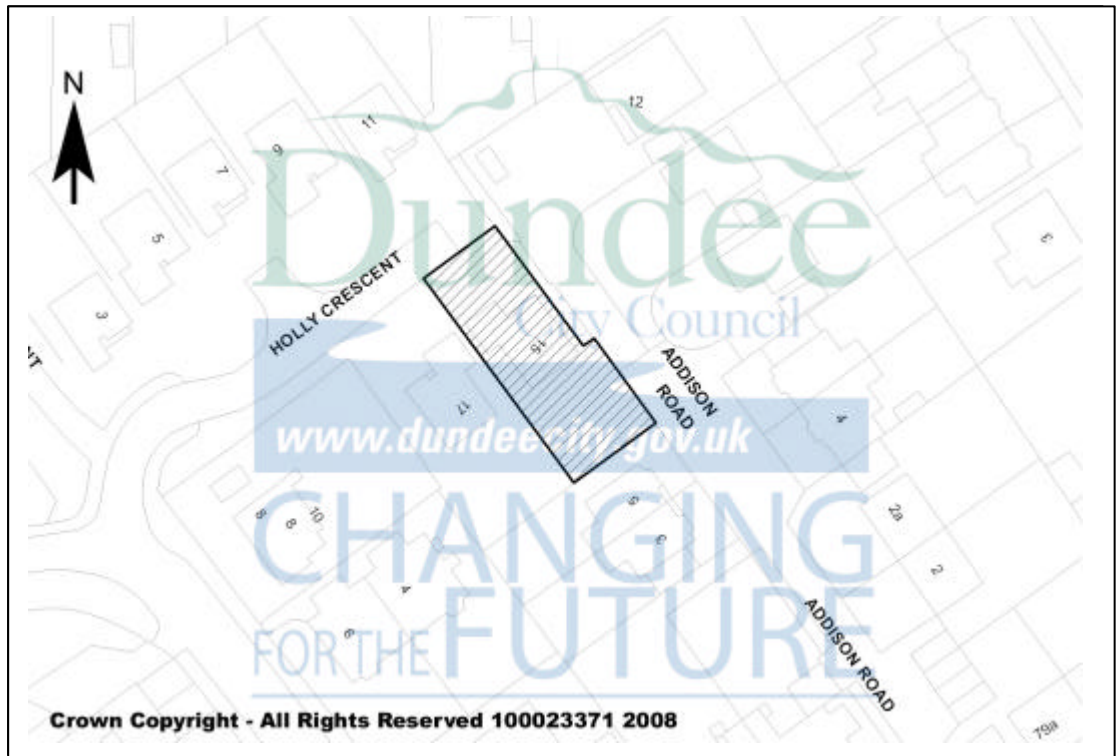
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Agent

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Registered 4 Nov 2008

Case Officer Paul Macari



Proposed Extension to House in Holly Crescent

A single storey garden room extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension meets the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold the grant of planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a single storey extension to the rear elevation of a detached 2 storey house at 15 Holly Crescent, Broughty Ferry.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- One letter of objection was received from a neighbouring resident concerned about loss of privacy.
- The proposed extension meets the criteria of the Development plan. The concerns of the objector are not supported.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of a single storey extension to the rear elevation of a 2 storey detached house at 15 Holly Crescent.

The proposed extension is of a contemporary flat roof design finished in single ply membrane with lightly stained timber clad elevations. The proposed extension will have glazed southern and western elevations. The western elevation of the proposed extension will open out on to an existing area of decking served by French doors on the rear elevation of the existing house. The extension will have a stone base course matching the base course of the existing house and decking. The extension will form additional living space in the form of a garden room.



decking serves French doors on the rear elevation.

The existing house is finished in modern materials that take the form of brown concrete roof tiles, buff roughcast and facing brick base course

and chimney stack. The house has brown timber doors and window frames as well as brown UPVC rainwater goods.

SITE DESCRIPTION

The application site comprises of a 2 storey detached house and garage located on the southern side of Holly Crescent.

The application site benefits from front, rear and side garden ground. The existing garage adjoins the house at the north eastern corner of the front elevation. The garage projects beyond the western building line of the original house and provides pedestrian access to the rear garden of the property rather than integral access to the house. The remainder of the front garden is surfaced in mono-block and forms a parking area for 3 cars.



The rear garden of application site is bound to the south and west by the garden grounds of neighbouring properties. To the east, the rear garden is bound by Addison Road.

The application site is bound to the east and south by coniferous hedging some 3m in height. To the west the site is bound by a combination of 2-3m high coniferous hedging and 2m high timber screen fencing.

There is a small garden house located in the south eastern corner of the rear garden. As the site slopes from north to south, an extensive area of decking projects out from the rear elevation of the house. The decking has a facing brick base course and dark stained timber surface. The



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;
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties;
- 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

There is no planning history of relevance to the outcome of this application.

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 loss of privacy. The objector has requested that the thin floor to ceiling window in the eastern elevation of the proposed extension be obscurely glazed. This issue is discussed in more detail in the Observations section of this report.

Members will already have had access to these letters 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.

The proposed extension to the rear of 15 Holly Crescent is considered to comply with the criteria of Policy 14 (Alterations and Extensions to Houses of the Dundee Local Plan Review 2005). This is because the proposed extension will adjoin the rear elevation of the house and due to the existing boundary treatments to the rear of the property the extension will not be publicly visible and therefore will have no impact upon prominent elevations of the existing house.

By virtue of scale, massing, design and location the proposed extension will not overlook or overshadow neighbouring properties. The proposed single storey extension will have a footprint of 14.2m² that equates to only 7% of the usable rear garden ground and when taken in combination with the existing decked area both developments together will take up 20% of the existing usable garden ground leaving 156m² of private amenity space.

The proposed extension is of a very contemporary design that compliments the appearance of the existing house. The flat roof design of the extension coupled with the use of floor to ceiling glazed panels and timber cladding blends with the buff roughcast and stonework of the existing house. The sensitive use of materials softens the appearance of the extension in relation to the leafy suburban surroundings.

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:

Views of the Objector

One letter of objection has been received from a neighbouring resident concerned that should the existing 3m high coniferous hedging that forms the eastern boundary of the rear garden be removed the east facing window of the proposed extension would overlook the front elevation of adjacent properties on Addison Road. To prevent this issue from arising, the objector has recommended that the offending window be obscurely glazed. The properties on Addison Road are more than 20m from the application site and it is therefore considered that should the existing eastern boundary be removed, there would be no significant issues of overlooking. Given that no significant issues of overlooking will arise from the proposed extension, there is no need to pursue the provision of obscure glazing in the east facing window of the extension. The concerns of the objector are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to the material considerations above 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 single storey extension to the rear of 15 Holly Crescent is considered to be of a high quality contemporary design that compliments the character and setting of the existing house.

CONCLUSION

The proposed extension meets the criteria of Policy 14 (Alterations and Extensions to houses) of the Dundee Local Plan Review 2005. The views of the objector are not supported. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold the grant of planning permission.

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.

Reason

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