

KEY INFORMATION

Ward The Ferry

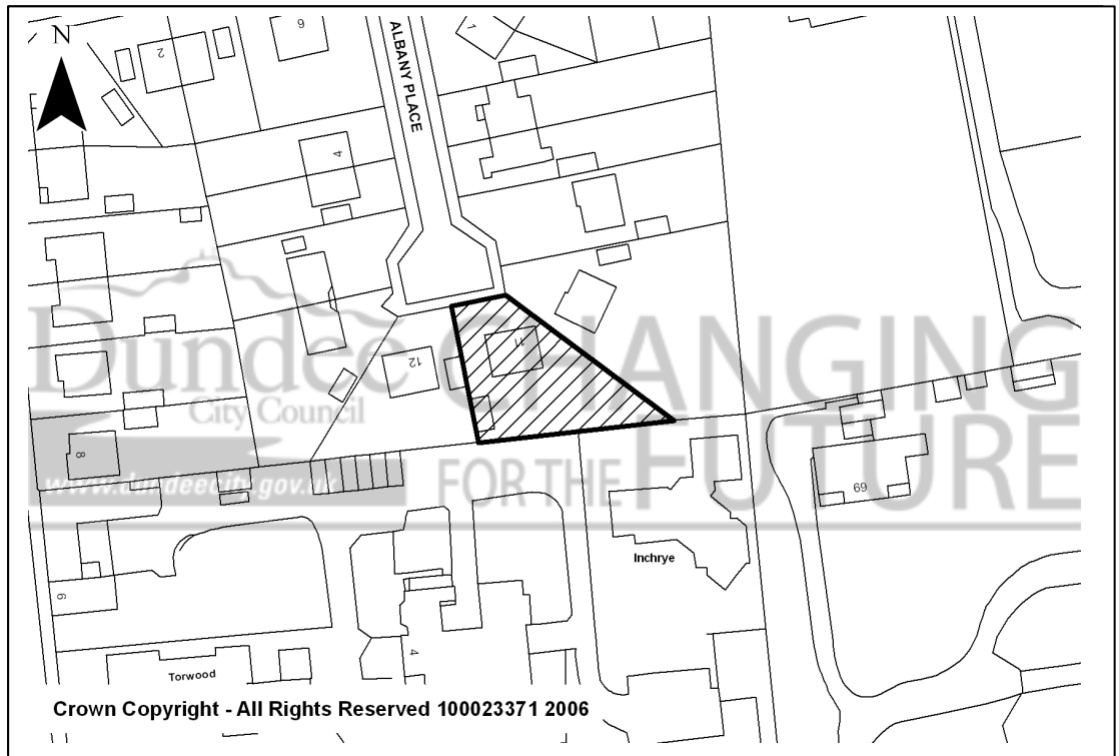
Proposal

Proposed extension to side/rear of existing building

Address11 Albany Place
Broughty Ferry
Dundee**Applicant**Clive Gordon & Allison
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Registered 9 Feb 2009

Case Officer Paul Macari



House Extension Proposal in Albany Place

A proposed extension to an existing building is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extensions to 11 Albany Place meet 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 for the reasons stated. Accordingly it is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the erection of a 2 storey extension to the eastern elevation and a single storey extension to the southern elevation of the 2 storey dwelling at 11 Albany Place, Broughty Ferry, Dundee.
- 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 has been received from a neighbouring resident. The concerns raised include loss of privacy, overshadowing/ loss of sunlight and loss of view.
- The proposed extension complies with the requirements of the Development Plan.
- The views of the objector are not supported.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a 2 storey extension to the eastern elevation and a single storey extension to the southern elevation of the 2 storey dwelling at 11 Albany Place, Broughty Ferry, Dundee.

The proposed extension will provide additional living accommodation in the form of a bedroom, kitchen/dining room, WC and storage cupboards on the ground floor. On the first floor, the proposed extension will provide a second lounge which opens out on to a balcony on the roof of the single storey extension to the southern elevation of the existing house.

The extensions will form an L-shape as they wrap around the eastern and southern elevations of the existing house. The extensions will have both hipped and pitched roofs finished in brown concrete roof tiles to match the existing house. The walls of the extensions are to be finished in buff render matching the existing house with the windows being white UPVC framed double glazed units to match the existing. The southern elevation of the extension serving the proposed kitchen/dining room on the ground floor and lounge on the first floor will be glazed from floor to ceiling.

The proposed extensions will have a cumulative footprint of 57m² and will provide 101m² of additional floor space.

SITE DESCRIPTION

The application site is located in the south eastern corner of Albany Place and comprises a detached 2 storey house with front, rear and side gardens.

The site is enclosed by 1.8m high timber screen fencing to the east and west with a 2m high brick built wall separating the application site from residential properties to the south. The front garden is enclosed by a 1m high dwarf wall with a 1.5m privet hedge behind. There is a mono-block driveway which runs along the western boundary of the site to a single garage with attached car port located in the south western corner of the rear garden. The remainder of the front

garden is landscaped. There is a 1.8m high timber gate in line with the front



building line that separates the front and rear gardens to the east and west of the site. A 2m high privet hedge separates the garage and car port from the remainder of the rear garden. There is a small garden shed located in the north eastern corner of the rear garden.



The existing house is 2 storeys in height and has a pitched roof finished in brown concrete roof tiles. The walls of the existing house are finished in buff render with the windows being white UPVC framed double glazed units.

The site is bound by 2 storey detached houses to the east and west with a former mansion house sub-divided into flats and a 2 storey detached house bounding the site to the south.

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 carried out the statutory neighbour notification procedure as detailed in the Town and Country Planning (General Development Procedure)(Scotland) Order 1992. Consequently 1 letter of objection has been received from neighbouring residents concerned about:

- loss of privacy;
- loss of sunlight/overshadowing; and
- Loss of view.

Members will already have had access to copies of the objection letter and the issues are discussed in the "Observations" section below.

CONSULTATIONS

No adverse comments have been received from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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.

With regard to Criteria (a) and (d) of Policy 14, the proposed extensions will not impact upon prominent elevations of the existing house. This is because the proposed side extension will be set back from the front building line by

1m and given the angle of the eastern boundary in conjunction with the shape of the extension, will not be visible from Albany Place.

The proposed extension has been designed to minimise the impact upon neighbouring properties while maximising the usable floor space available to the applicants. The proposed extension will have an eaves line matching the existing house while the ridge height varies due to the differing roof designs. The positions of the window openings on the southern elevation match the height of the existing window openings albeit the window proportions differ considerably. However, the proposed extension demonstrates that modern contemporary architecture can be incorporated with traditional design to provide additional living space without compromising visual amenity. This is further demonstrated by the use of matching finishing materials on the proposed extensions. The proposals comply with the Criteria (a) and (d) of Policy 14.

Criteria (b) of Policy 14, requires extensions to houses to respect neighbouring properties through not overshadowing or overlooking. The proposed extension will not overshadow neighbouring properties to a greater degree than existing. However, the proposed first floor east facing window serving the proposed lounge will overlook the western elevation and garden grounds of 9 Albany Place. The proposed first floor lounge area has a fully glazed southern elevation whereby the omission of the east facing window serving the lounge will not impact upon the outlook or natural lighting of this room. Therefore, should the Committee be mindful to grant planning permission this matter will be overcome through the use of a condition omitting the offending window from the stamped approved drawings. The proposals can therefore be considered to comply with Criteria (b) of Policy 14.

With regard to Criteria (c) of Policy 14, proposals are required to take up no more than 50% of the original usable garden ground. Although the proposed extension will have a footprint of 57m², the extension will only take up 17% of the original usable rear garden ground excluding the driveway and garage leaving 270m² of usable garden ground.

The proposed extensions to 11 Albany Place, Broughty Ferry comply with the criteria of Policy 14 (Alterations and Extensions to Houses).

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 about:

- Loss of privacy

The objector has raised concern that the 2 storey extension and balcony will overlook the rear gardens of 9 Albany Place. As discussed in the Observations section of this report, the east facing first floor window of the proposed 2 storey extension shall be omitted from the approved plans by way of condition should the Committee be minded to grant planning permission. With regard to the proposed balconies, the southern orientation of the proposed balconies along with a distance of no less than 20m from the north facing windows of neighbouring properties as well as the existing dense boundary treatments is indicative that views from the balconies will not be cast over neighbouring properties but rather towards the horizon of the Tay Estuary.

- Loss of sunlight/overshadowing

The proposed 2 storey extension will not exacerbate existing levels of overshadowing between 9 and 11 Albany Place. This is because the existing orientation of both properties gives rise to instances where 9 Albany Place overshadows the east garden grounds of 11 Albany Place during the morning and vice versa in the afternoon hours. The scale, massing and design of the proposed extensions will not influence the current situation.

- Loss of view

Loss of view is not a material planning consideration and is not considered relevant to the outcome of this planning application.

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 contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed extension demonstrates that modern contemporary architecture can be incorporated with traditional design to provide additional living space without compromising visual amenity.

CONCLUSION

The proposed extensions to 11 Albany Place meet 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 for the reasons stated. Accordingly it is recommended that planning permission be granted subject to conditions.

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 The window coloured green on Drawing No: CG/08/03 is omitted from the stamped approved drawings and does not form part of this planning permission.
- 3 BEFORE WORK STARTS ON SITE, details and samples of the proposed finishing materials shall be submitted to this Planning Authority for written approval and thereafter the details approved by virtue of this condition will be applied in accordance with the stamped approved drawings.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding privacy and residential amenity
- 3 In the interests of safeguarding visual amenity.