

# Single Storey Rear Extension And Extension To Decking

## KEY INFORMATION

**Ward** Strathmartine

**Address**

25 Burn Street  
Dundee  
DD3 0JZ

**Applicant**

Mr Mark Flynn

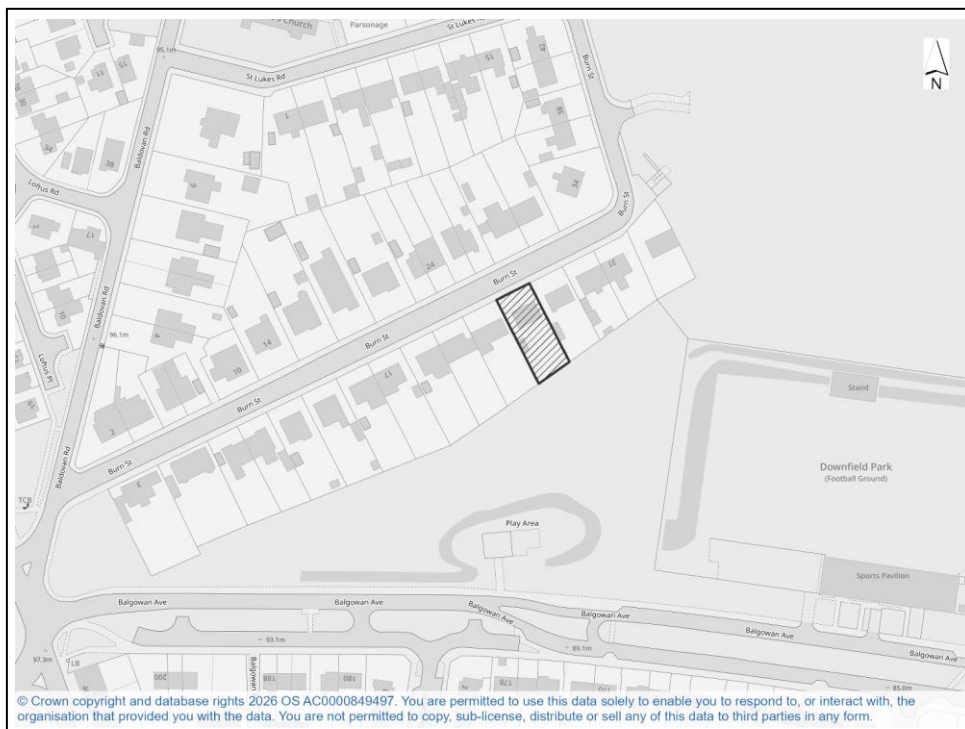
**Agent**

Jon Frullani Architect

**Validated:** 26 Nov 2025

**Report by Head of  
Planning & Economic  
Development**

**Contact:** Edward Bean



## SUMMARY OF REPORT

- Planning permission is sought for the erection of a single-storey rear extension and the enlargement of existing timber decking.
- The application is in accordance with the Development Plan.
- The statutory neighbour notification process was undertaken. No letters of representation have been received.
- In accordance with Dundee City Council's Scheme of Delegation, this application is to be determined by the Planning Committee as it has been submitted by an Elected Member.
- More details can be found at <https://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=T6C4A6GCH8S00>

## RECOMMENDATION

The proposal is in accordance with the Development Plan. There are no material considerations of sufficient weight to justify refusal of planning permission. It is therefore recommended that planning permission be **APPROVED** subject to a condition.

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 Planning permission is sought for the erection of a single storey flat roof extension on the rear (south) elevation of the dwellinghouse, together with enlargement of an existing timber decking at the rear of the dwellinghouse to accommodate the new extension. The extension will provide additional living room space.
- 1.2 The proposed extension would extend 3m from the rear elevation of the existing house and would be 6.1m wide. It would be a maximum of 3.5m in height. Glazed patio doors would be formed within the south elevation of the extension. No glazed openings would be formed within either side elevation. The proposed extension will be finished in materials to match the existing property, including off-white dry dash harling and a facing brick base course, with a grey single ply membrane flat roof and white uPVC doors and rainwater goods.
- 1.3 The proposal includes the enlargement of the existing timber decking at the rear of the property to align with the footprint of the new extension. The extended decking will retain the same material and design approach as the existing structure. In addition to the increased area, the proposal introduces an extra set of steps on the eastern side of the decking, providing access to the garden from the new extension.
- 1.4 The application drawings show the installation of a new window opening within the east side elevation of the existing dwelling. This alteration is permitted development and does not form part of this assessment.

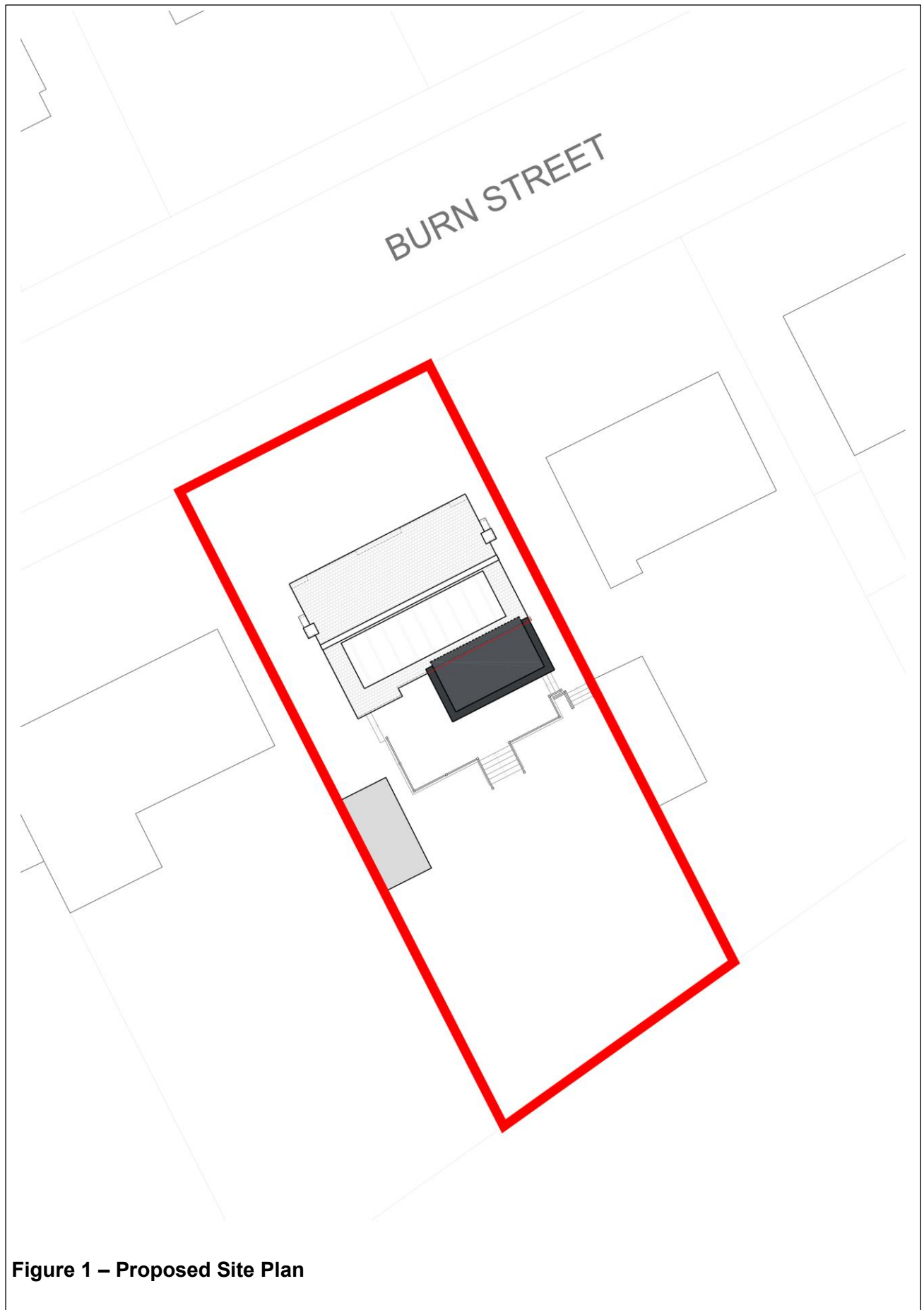


Figure 1 – Proposed Site Plan

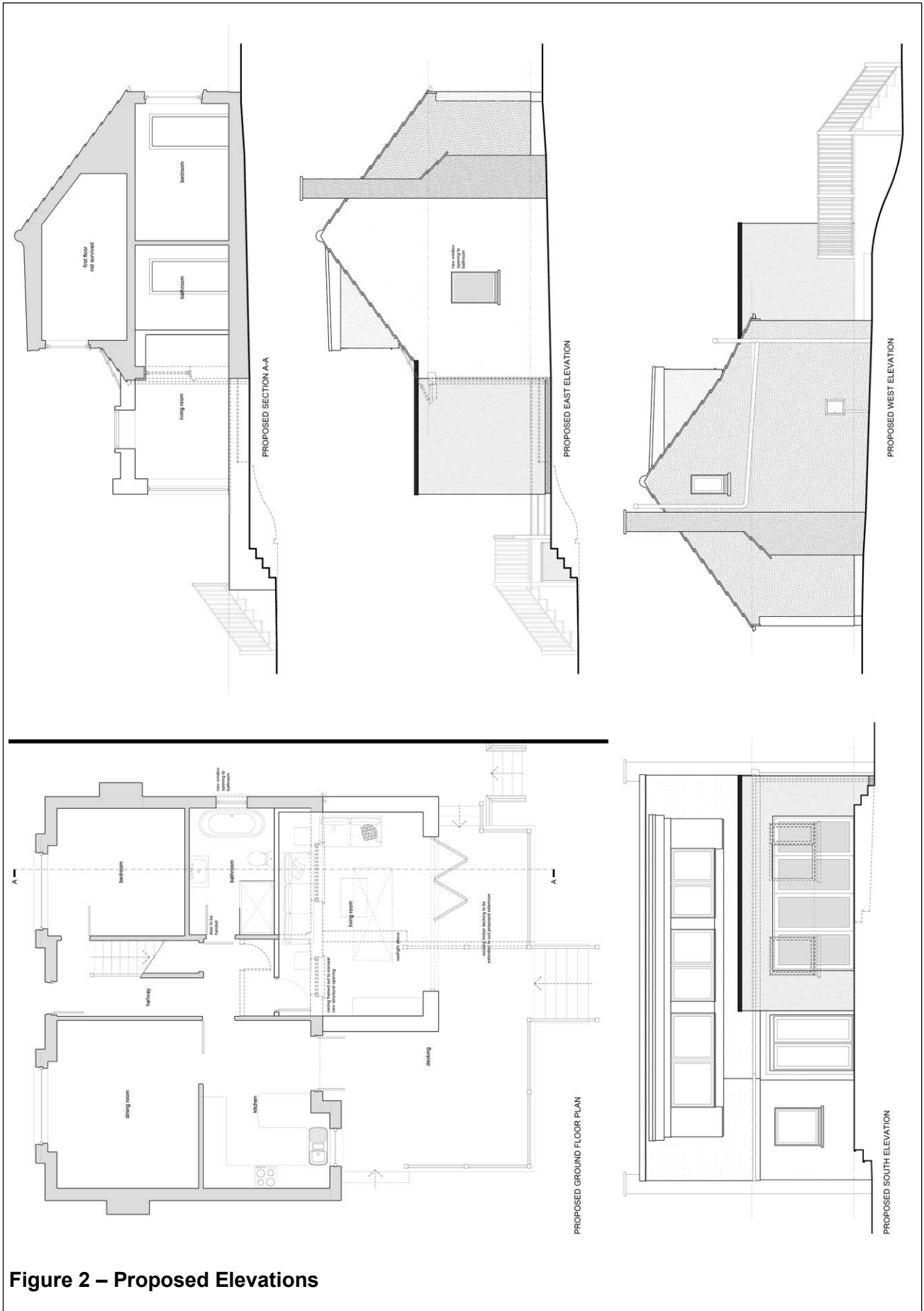


Figure 2 – Proposed Elevations

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## 2 SITE DESCRIPTION

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- 2.1 The application site comprises a single-storey detached bungalow located on the south side of Burn Street. The property is set back slightly from the road behind a low stone boundary wall and front garden containing mature shrubs and planting. The dwelling is finished in dry dash render with a pitched tiled roof and two chimney stacks. The property also benefits from private rear garden ground, which slopes from north to south.
- 2.2 The surrounding area is predominantly residential in character, consisting of similar detached and semi-detached properties arranged along Burn Street and adjoining streets. To the south of the site lies an area of green space on Harestane Road.



Figure 3 – Rear of House Facing North



Figure 4 – Rear Garden Facing South



Figure 5 – Rear of House Facing West



Figure 6 – Rear of House Facing East

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### 3 POLICY BACKGROUND

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3.1 The following plans and policies are considered to be of direct relevance:

**NATIONAL PLANNING FRAMEWORK 4**

Policy 16g: Quality Homes

**DUNDEE LOCAL DEVELOPMENT PLAN 2019**

Policy 11: Householder Development

3.2 Householder Development – Advice and Best Practice Supplementary Guidance.

3.3 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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### 4 SITE HISTORY

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4.1 There is no recent site history relevant to the determination of this application.

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### 5 PUBLIC PARTICIPATION

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5.1 The statutory neighbour notification procedure has been undertaken.

- No letters of representation were received.

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### 6 CONSULTATIONS

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6.1 No consultation responses were received.

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### 7 DETERMINING ISSUES

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7.1 Section 25 of the Town and Country Planning Act 1997 as amended provides that an application for planning permission shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

**THE DEVELOPMENT PLAN**

The development plan consists of the National Planning Framework 4 (NPF4) and the adopted Dundee Local Development Plan 2019 (LDP). The provisions of these Plans relevant to the determination of this application are specified in the Policy Background section above.

**Principle of Development**

7.2 **NPF4 Policy 16: Quality homes-** seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes.

- 7.3 Part g) supports householder development proposals where they:
- i do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
  - ii do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing and overlooking.
- 7.4 **LPD Policy 11: Householder Development** - is supportive of householder developments which do not adversely impact on the level of amenity afforded to existing and neighbouring properties. There are four criteria that all householder developments require to satisfy in order to be supported. These are:
- 1 does not have a detrimental impact on the character or environmental quality of the house and the surrounding area by virtue of size, design and materials; and
  - 2 does not result in a significant loss of private/useable garden ground; and
  - 3 does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking; and
  - 4 does not have a significant adverse effect on the existing level of parking provision.
- 7.5 The preamble to LDP Policy 11 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2019). The householder guidance advises that extensions should be smaller in scale to the main dwelling house and of an appropriate scale and proportion. They should not normally be situated to the front of the existing house and should not be over dominant in relation to the existing and surrounding properties.
- 7.6 The requirements of LDP Policy 11 reiterate the requirements of NPF4 Policy 16g. Accordingly, the proposal is assessed against the relevant provisions of both NPF4 Policy 16 and the four criteria of LDP Policy 11 as follows:
- 1 The proposed extension would be located on the rear elevation of the existing house and would not be readily visible from any public road. However, it would be partially visible from the area of public open space to the south of the property. The extension and enlarged decking would not appear incongruous or unsympathetic and would complement the design and appearance of the existing dwelling. The design quality of the proposal is acceptable, and the development would not have a detrimental impact on the character or environmental quality of the existing house or the surrounding residential area.
  - 2 The footprint of the extension would result in loss of 18sqm of existing useable/private garden ground. However, the extension and enlarged decking would leave in excess of 220 square metres of useable private garden ground.
  - 3 Glazed openings within the south elevation of the extension would overlook the rear garden ground of the house with public open space beyond, ensuring there would not be any harmful overlooking to neighbouring properties. While the extended decking would be closer to the neighbouring property boundary to the east, the presence of an existing 1.8-metre-high timber boarded fence along this boundary ensures that there would be no exacerbation of overlooking beyond what currently exists.
  - 4 By virtue of the height, positioning and distance away from the neighbouring properties, the proposal does not give rise to harmful loss of daylight or sunlight.

- 5 There would be no loss of off-street parking provision that the house currently benefits from.
- 7.7 Overall, the proposal would not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials, nor would the proposal result in a detrimental effect on any neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 7.8 The application is in accordance with both NPF4 Policy 16g and LDP Policy 11. For similar reasons, it also complies with the Dundee Local Development Plan Householder Development Supplementary Guidance (2019).
- 7.9 **It is concluded that the proposal is fully in accordance with the Development Plan.**

#### **MATERIAL CONSIDERATIONS**

- 7.10 **There are no material considerations of sufficient weight in this case to justify refusal of planning permission.**

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## **8 CONCLUSION**

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- 8.1 The application for a single storey extension and decking is in accordance with the Development Plan. There are no material considerations of sufficient weight that would justify refusal of planning permission. Therefore, it is recommended that planning permission is granted subject to condition.

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## **9 RECOMMENDATION**

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- 9.1 It is recommended that planning permission be GRANTED subject to the following conditions:
- 1 **Condition** - the development hereby permitted shall be commenced within three years from the date of this permission.
- Reason** - to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.