

Full Planning Application 08/03506/FUL
at
314 Lanark Road
Edinburgh
EH14 2LJ

**Development Management Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 08/03506/FUL, submitted by M Akram. The application is for: **Alterations with 2 storey pitched roof, rear extension incorporating demolition of conservatory, together with single storey flat roofed side extension involving part removal of existing extension (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

Site description

The application site comprises a large detached house set in large garden, with private tennis court to rear. The surrounding area is residential, with a variety of house types. The house is set further back from the road by approximately five metres in comparison with neighbouring properties. The rear garden, which includes a tennis court, is approximately 45 metres in length.

The site is adjacent to, but not within, the Colinton Conservation Area.

Site History

3 November 1999 - planning permission granted for formation of access (99/02961/FUL).

Description of the Proposal

The application is for a two storey rear extension, and partial demolition of a side extension and rear conservatory, and replacement with a smaller single storey side/rear wrap around extension. The proposals have been amended to reduce the length of the extension, and to bring the ridge height down by 0.3 metres.

The rear extension abuts the rear of an existing two storey offshoot, has a hipped roof and is angled at the corners. The extension will extend a total of 6.9 metres into the rear garden, is 5.5 metres in width, and is 6.1 metres in height. There are windows on all elevations at upper and lower level. The ridge height is approximately 0.3 metres lower than the height of the existing rear offshoot.

The proposed single storey extension projects 1.4 metres to the rear and side, and has a flat roof.

Principal materials are roughcast and rooftiles to match the existing house.

Original Proposals

The original proposals extended 7.9 metres into the rear garden, and had the same ridge height as the existing rear offshoot.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- (a) whether the proposals will adversely affect the character of the existing house or surrounding area;
- (b) whether there will be any impact on neighbouring residential amenity.

(a) The proposed rear extension, as amended, although extending considerably into the rear garden, does not unduly dominate the house and its setting due to its width being less than one third of the width of the existing house, and the large size of the rear garden. An exception to Non Statutory Guidelines on House Extensions with respect to the depth of the extension is justified in this instance. Whilst the proposed extension is a two storey form on what is essentially a bungalow, the resulting building form does not conflict with the surrounding area. There will be no excessive loss of amenity space.

The side wrap around extension raises no issues with respect to design or character.

The proposals do not adversely impact upon the character of the house or surrounding area, and have no impact on the character or appearance of the adjacent conservation area.

(b) The proposals raise no significant issues with respect to daylight/sunlight to neighbouring properties. All living apartment windows are at least nine metres from facing boundaries, or are effectively screened at ground floor level, with the exception of the south facing French windows. The loss of privacy is however no worse than that caused by the existing conservatory, which is to be demolished.

In conclusion, the proposals do not have a significant impact on character or residential amenity, and are compliant with the development plan. The infringement of Non Statutory Guidelines on House Extensions does not justify refusal in this instance. There are no material considerations which outweigh this view.

It is recommended that the Committee approves this application.



John Bury
Head of Planning

Contact/tel	Michael Paton on 0131 529 3902
Ward affected	A02 - Pentland Hills (NEW)
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential Area
Date registered	6 October 2008
Drawing numbers/ Scheme	06-11 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 314 Lanark Road
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Proposal: Alterations with 2 storey pitched roof, rear extension incorporating demolition of conservatory, together with single storey flat roofed side extension involving part removal of existing extension (as amended)

Reference No: 08/03506/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

A total of five letters of objection has been received. The material grounds of concern are:

- matters relating to design and character, taken into account in Assessment (a)
- overdevelopment, domination of gardens,
- matters relating to residential amenity, taken into account in Assessment (b)
- loss of privacy,

The matter of possible development of the tennis court to the rear has also been raised.

No further publicity was carried out for the revised scheme.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

South West Edinburgh Local Plan - Mainly Residential Area

Finalised Edinburgh City Local Plan - Urban Area

Relevant Policies:

Relevant policies of the South West Edinburgh Local Plan.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

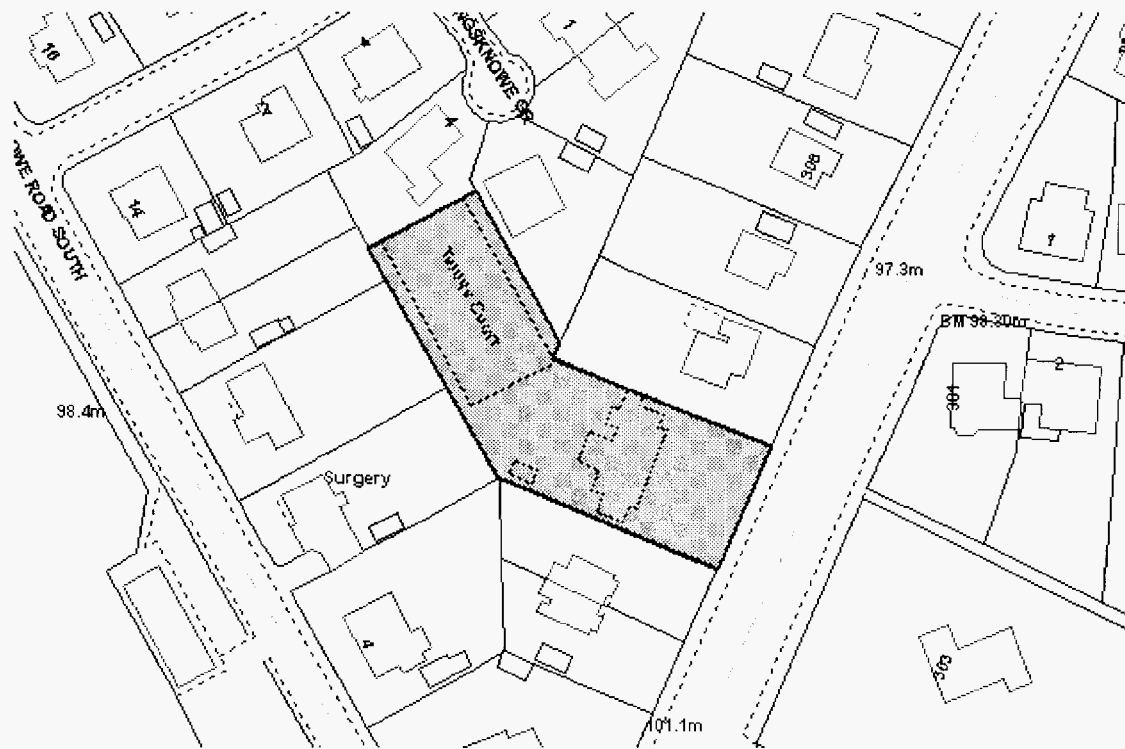
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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