

**Full Planning Application
at
4 Bramble Drive
Edinburgh
EH4 8BP**

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

Proposal: Alterations and extension to dwelling
Applicant: Mr + Mrs Campbell
Reference No: 04/02896/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The site is a two storey, terraced house, finished in render with concrete roof tiles, located within a development of similarly designed houses. The layout of the housing development features single flat roofed garages to the front of the houses with gardens to the rear. There is a driveway over a wide verge to each garage and to the paved areas which exist between each garage. This regular rhythm, combined with street trees and grass creates a strong identity to the area.

Site history

A small extension to the rear of the house was granted consent on 15.12.2000, consent number 00/02874/FUL

Development

The proposal is to extend the property to the front with a single storey pitched roof extension, to provide a utility room, entrance hall and bedroom extension. The extension would be 2.07 metres deep and would link the house to the existing garage, which would be converted into a store and living accommodation. The extension would have three velux roof lights, one window for the bedroom and a small window next to the new entrance. The garage would have a domed polycarbonate roof light inserted into the flat roof. The proposed materials would match the existing house.

Consultations

No consultations received.

Representations

One letter of comment has been received and the points made are as follows:-

- no objection to the principle of the development
- the design of the original development is unique and future alterations may adversely affect the original concept of the design

Policy

The proposal lies within an area mainly allocated for residential purposes on the North West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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

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

3 Conclusions 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 assess the determining issues, the Committee needs to consider:

- a) Whether the proposal is in keeping with the character of the area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of privacy or overshadowing

a) Policy guidance considers that modest front extensions may be acceptable. In this case the extension occupies the full width of the house. Whilst this may have been considered excessive in a more conventional layout, because the garage lies to the front of the house and the extension lies behind the garage, the extension does not dominate the frontage. The design matches the house and the architectural integrity of house and the character of the area will not be adversely affected.

b) The extension would be built on the side boundaries of the site but as it is single storey and only 2.07 metres deep, no unacceptable overshadowing will occur. The windows on the extension face to the front and will not reduce privacy.

The listing potential of the house has been investigated and the property is not considered to be of sufficient merit to be listed.

It is recommended that the Committee approves this application, subject to the condition stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 13 -East Craigs

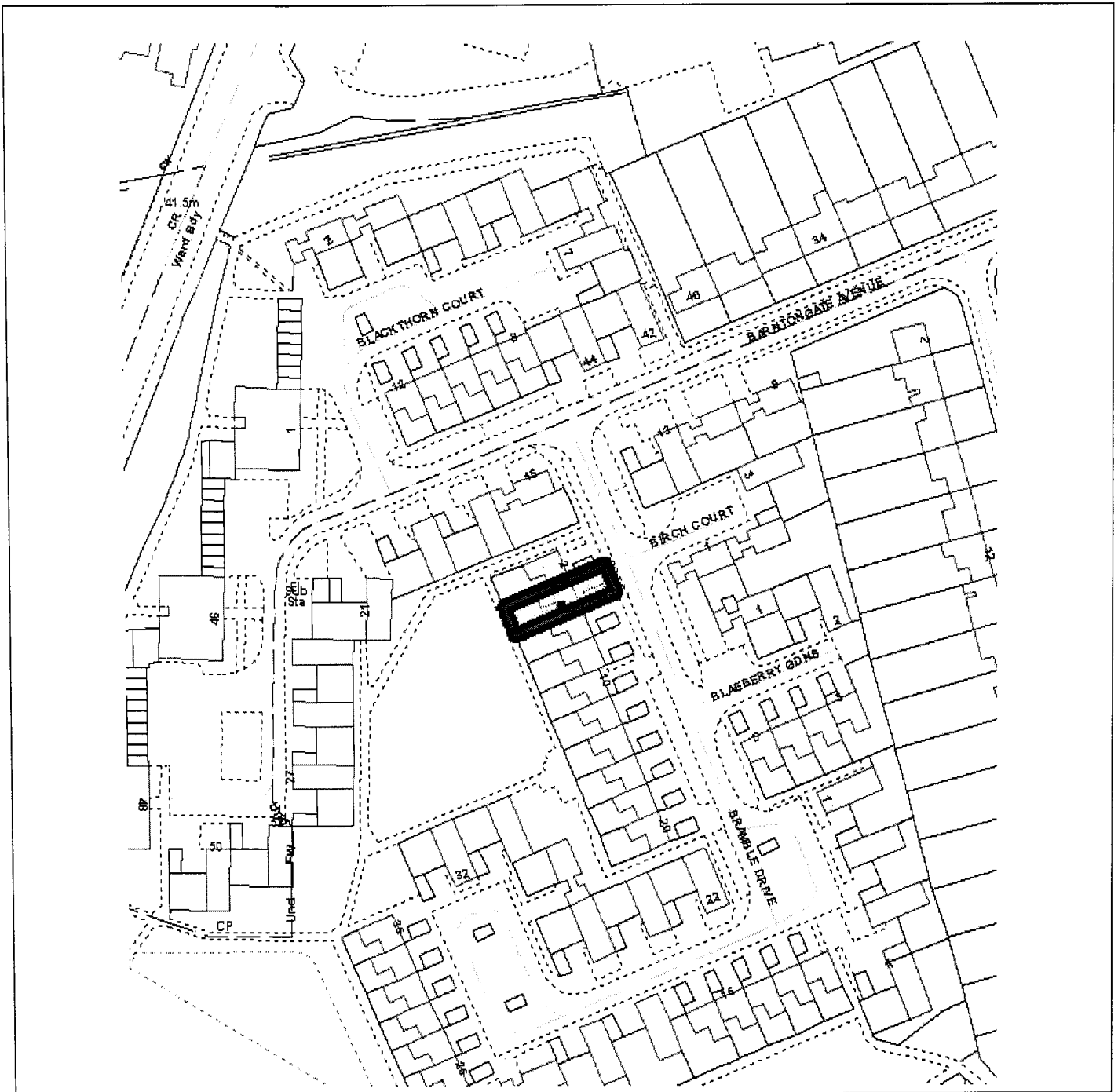
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Residential

File

Date registered 30 July 2004

**Drawing numbers/
Scheme** 1, 2



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			