

**Full Planning Application
at
41 Craiglockhart Gardens
Edinburgh
EH14 1LZ**

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

13 October 2004

Proposal: Dormer extension to roof of existing bungalow
Applicant: Mr + Mrs Henderson
Reference No: 04/00792/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 detached one-and-a-half storey dwelling house on the south side of Craiglockhart Gardens approximately 80 metres east from Craiglockhart Avenue.

All surrounding properties are similar detached dwelling houses.

Site history

There is no relevant planning history.

Development

Scheme 1

It is proposed to construct a dormer window and attached balcony on the rear elevation of the property.

The dormer would measure 3.7 metres in width, including the overhang of the dormer roof, and would have separation distances of 200mm from the ridge, approximately 300mm from the hips and 2.4 metres from the eaves. It would have a pitched and hipped roof.

The dormer face would be recessed to provide full length windows which slide open to allow access to a balcony with a depth of 1.5 metres and a width of 2.6 metres. It would be surrounded by a 1.1 metre high metal and timber railing. The balcony edge would be 800mm from the eaves.

It is also proposed to install a velux window on the west roof plane and a sun pipe on the east roof plane.

Materials would be slate roof, timber fascia and uPVC doors.

Scheme 2

The dormer would measure 2.9 metres in width and would have separation distances of 600mm from the ridge, 600mm from the hips and 2.6 metres from the eaves.

The balcony would have a depth of approximately 1.3 metres and a width of 2.5 metres. There would be a timber screen on either side of this balcony to a height of 1.7 metres. Due to the recessed nature of the balcony, the screen would, at its highest, be only 1.2 metres above the roof plane.

All other details are as scheme 1.

Scheme 3

The balcony would be closed in rather than open. It would have a pitched roof over it extending out from the dormer. It would have closed timber sides but would be open to the front. The ridge length of the dormer and balcony roof in total would be 2.2 metres.

All other details are as scheme 2.

Consultations

No consultations were undertaken.

Representations

Two letters of representation were received from residential neighbours. Privacy was raised in both letters as an issue.

Policy

The site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

South West Edinburgh Local Plan

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

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.

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 on 'HOUSE EXTENSIONS' 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.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 the determining issues, the Committee needs to consider whether the:

- a) Design of the proposal is acceptable
- b) Proposals are detrimental to residential amenity

a) The proposed dormer complies with the Council Non-Statutory Guidelines on House Extensions in terms of the relevant separation distances. The dormer would be 2.9 metres in width which is 50% of the 5.7 average roof width. This is contrary to the above mentioned Guidelines but is considered acceptable as the separation distances are more than adequate, the dormer sits comfortably within the roof plane and is on an inconspicuous elevation.

The design of the proposal is acceptable.

b) The full-length windows will look down the garden which has a depth of more than 9 metres. The timber screens on either side of the balcony will prevent occupants looking directly into neighbouring gardens.

The proposals will not be detrimental to residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 26 -Craiglockhart

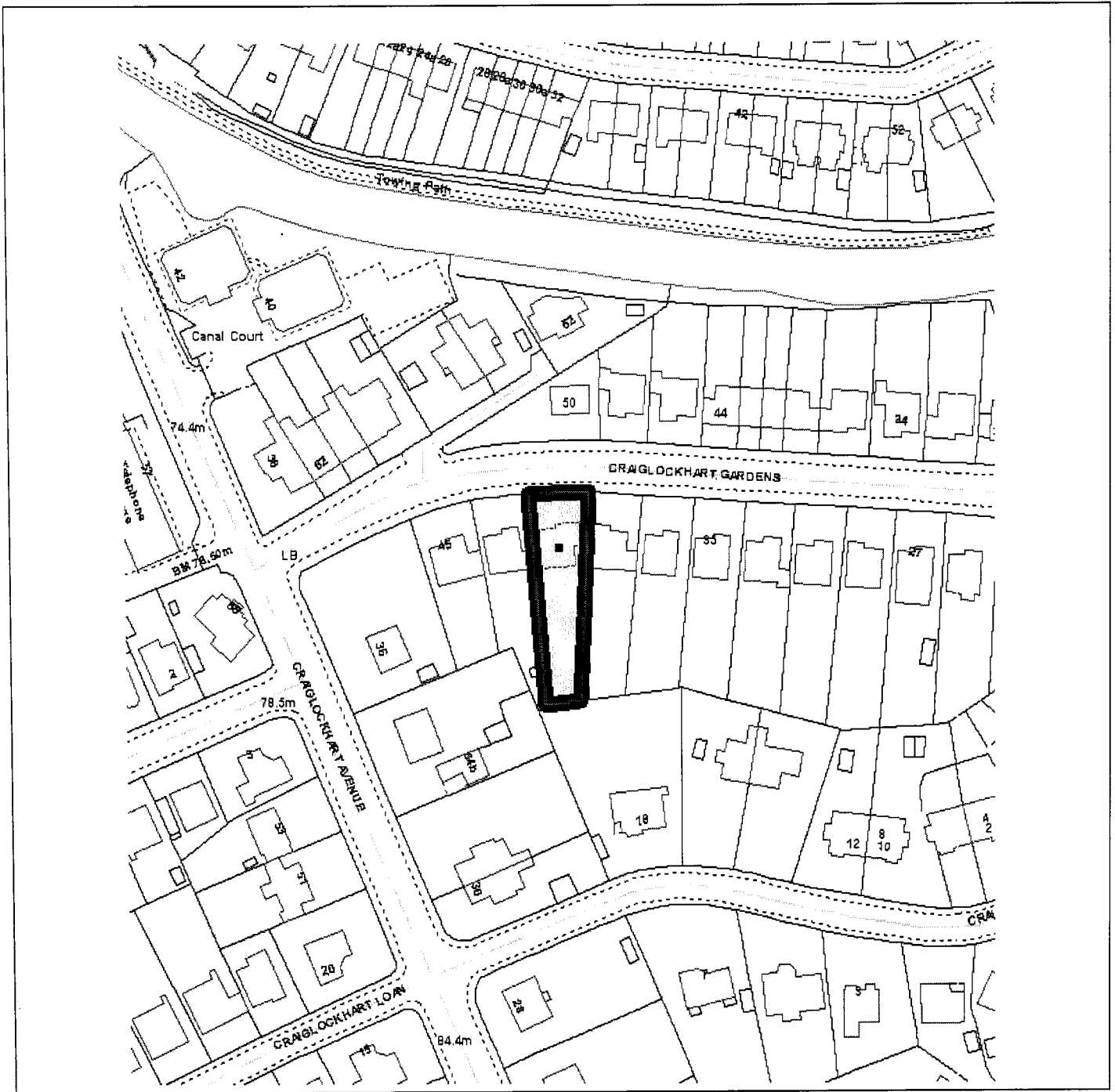
Local Plan South West Edinburgh; Draft West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential; Urban Area

File

Date registered 8 March 2004

**Drawing numbers/
Scheme** 1, 4.
Scheme 3



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PLANNING APPLICATION

Address	41 Craiglockhart Gardens, Edinburgh, EH14 1LZ		
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Application number:	04/00792/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			