

**Full Planning Application 07/03722/FUL**  
**at**  
**8 Braid Hills Approach**  
**Edinburgh**  
**EH10 6JY**

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

24 October 2007

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**Supplementary Report**

This application was previously considered by Committee on **24 October 2007**.

An addendum is included at the end of Section 3 of this report.

**1 Purpose of report**

To consider application 07/03722/FUL, submitted by M Stephen. The application is for: **Erect garage and studio above with external stair - deviation to planning permission 07/00523/FUL**

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

**2 The Site and the Proposal**

**Site description**

The site comprises the garden ground of the property and is located to the south of the site. The land slopes downwards to the north. To the east is the existing vehicular access to the site from Bramdean View. To the north of the site lies a cottage belonging to the applicant but does not form part of this application. The site is located within a well established residential area.

## **Site History**

The following planning applications relate to the existing house and its garden ground:

March 2001 - Outline planning permission was granted for a house (01/01452/FUL)

April 2001 - Planning permission was granted for the alteration, extensions and erection of garage and timber fence subject to the condition that it should be used for the purposes incidental to the enjoyment of the dwelling house as such and for no other purpose. (01/01803/FUL)

August 2001 - A planning application for a new house was withdrawn. (01/03163/FUL)

September 2001 - Alteration and extension to dwelling house withdrawn. (01/03597/FUL)

November 2002 - A planning application was withdrawn for alterations and extensions to the dwelling house. (02/04320/FUL)

December 2003 - A planning application was withdrawn for the alteration and extension of the dwelling house. (03/03861/FUL)

June 2004 - Planning permission was refused for alterations and extensions to the dwelling house. (03/03861/FUL)

July 2005 - Planning permission was granted for the extension of the existing house. (05/00902/FUL)

February 2007 - The formation of a new door and new windows was deemed to be permitted development. (06/04457/FUL)

May 2007 - Planning permission was granted to erect a conservatory. (07/01147/FUL)

June 2007 - Planning permission granted for the erection of double garage and studio 07/00523/FUL. This had an internal stair.

The following planning applications relate to the land to the north of the site within the applicant's ownership

August 2003 - Planning permission was refused for the change of use of the garage to a nursery due to potential noise and increased traffic movement which would detract from the amenity of residential properties, and being contrary to the Council's guidelines on Private Day Nurseries. (03/01781/FUL)

June 2004 - Planning permission was granted for alterations to the garage and the erection of a timber fence on the boundary. (04/00767/FUL)

January 2006 - Planning permission deemed not to be required for the alterations and use of the garage and studio to granny flat and garage ancillary to the existing dwelling. (05/02877/FUL)

August 2007 - Planning permission granted for the use of the existing granny flat as a private separate dwelling house. 07/01438/FUL

### **Description of the Proposal**

This application relates to a previous planning application 07/00523/FUL for the erection of garage and studio. The garage would be on the ground floor with a studio above. It is proposed to relocate this building closer to the southern boundary and provide an external staircase.

The dimensions of the building are the same as previously approved. The proposed external staircase projects 1 metre from the garage, is 4.5 metres length and is 3.7 metres in height. The proposed external materials remain as previously approved.

Tiled roof  
Timber sash and case windows  
Stone coping cills and lintels  
Timber stair and landing  
Timber garage door

## **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) The principle of the development is acceptable
- b) There would be any adverse effect on the amenity of nearby properties

c) The design of the proposal would be acceptable

d) Traffic and highway issues are acceptable

a) The site lies within a mainly residential area of the South West Edinburgh Local Plan and the urban area of the Finalised Edinburgh City Local Plan where the principle of development would be acceptable provided other planning considerations are met.

b) The proposal is ancillary to the main use of the property as a dwelling house. The previously approved garage and studio was positioned 1.2 metres from the southern boundary now the proposed garage lies 1 metre from this boundary. There would be no adverse overshadowing to neighbouring properties. The proposed windows at upper floor level face to the west and south. Those to the west lie more than 9 metres to the boundary whilst those facing south lie 7 metres where there is boundary fencing. The upper floor windows face into the access road serving the existing house and 8A Braid Hills Approach.

c) The design of the proposal includes detailing to match the existing house such as use of stone copes, cills and lintels and is to be constructed in materials to match the house which is acceptable. The style of the garage would not detract from the character of the area. There is adequate garden ground remaining following the development. It is accepted that there have been many planning applications on this site over the years but each development permitted has been in accordance with the Local Plan and the Council's non-statutory guidelines.

d) There are no traffic and highway issues.

The changes are a minor deviation to the previous consent.

In conclusion the principle of the development is acceptable, there would be no adverse effect on the character of the area or amenity of the neighbouring properties. The design is acceptable and transport issues are acceptable. There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to a condition relating to the use of the building.

#### **Addendum**

The application was considered at the Development Management Sub-Committee on 24th October 2007.

Committee were advised that amended plans have been submitted and the application was continued for these revisions to be considered. The proposed

building is now 5 metres from the access road. There are no transportation issues so these amendments are considered acceptable.

No further representations have been received.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Jennifer Zochowska on 0131 529 3793
<b>Ward affected</b>	A10 - Meadows/Morningside (NEW)
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	27 August 2007
<b>Drawing numbers/ Scheme</b>	1,2A 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](http://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](mailto: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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 8 Braid Hills Approach  
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**Proposal:** Erect garage and studio above with external stair - deviation to planning permission 07/00523/FUL

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## Consultations, Representations and Planning Policy

### Consultations

#### Services for Communities

*Environmental Health has no objections to the proposed development*

### Representations

Morningside Community Council and 6 letters of representation have been received. Materials points raised are as follows:

Those comments considered in assessment (a)

- Issues of principle

Those comments considered in assessment (b)

- Residential issues, overshadowing and privacy

Those comments considered in assessment(c)

- Design and materials
- Site history

***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**

The site lies in the mainly residential area of the South West Edinburgh Local Plan where the existing residential character and amenities are to be protected. The site also lies within the urban area of the Finalised Edinburgh City Local Plan.

### 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 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**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The garage and studio shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such, and for no other purpose.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To protect the amenity of neighbouring property and define the terms of this consent.



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## Location Plan

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