

**Full Planning Application
at
29 Bonaly Crescent
Edinburgh
EH13 0EN**

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

Proposal: Alteration to house to form new room from existing garage
Applicant: Mr + Mrs Downie
Reference No: 04/01693/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 property is a detached two storey dry dash rendered dwellinghouse with a concrete roof. On the eastern gable of the property is a single storey garage. The site slopes towards the rear.

Site history

There is no planning history for this property.

Development

It is proposed to convert the garage to a sitting room and erect a 2.5m x 2.1m x 5.0m high flat roof porch and form a veranda to the rear. The site slopes from the front to the rear. The veranda is 2.5m x 2.8m veranda and has a floor level 2.2m above ground level. The total height including the handrail is 3.2m above ground level. There will be two car spaces formed in front of the garage.

Consultations

None undertaken.

Representations

One letter of objection was received from a neighbouring property. The following points were raised:

- * The size, siting and height of the proposal are bigger in scale than expected;
- * The porch and veranda will overlook neighbouring garden ground

Policy

The proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

Draft West Edinburgh Local Plan

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

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non Statutory Guidelines

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

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 need to consider:

- a) Whether the scale and design of the proposal is satisfactory; and,
- b) Whether the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The proposed porch and veranda are modest additions to the rear and despite resulting in additional underbuilding they are acceptable given that the dwelling already has substantial underbuilding.

The proposal will not result in the overdevelopment of the site and it is considered that the design complements the existing flat roof garage.

b) The porch will only project about 2.5m (less than the 4m normally allowable) but because of the underbuilding will result in a minor amount of overshadowing, 6.25 square metres, of the garden ground to the east, number 31. Given the size of the neighbouring garden ground and fact that the area of overshadowing is behind a garage, this is not significant.

Due to there being over 9.0m to the northern and western site boundaries and the porch screening the veranda to the east the proposal will not result in any overlooking.

There will be no undue impact on neighbour's amenity.

In conclusion the proposals will not harm the character of the area or residential amenity.

There are no material planning considerations which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kevin Murphy on 0131 529 3794

Ward affected 43 -Colinton

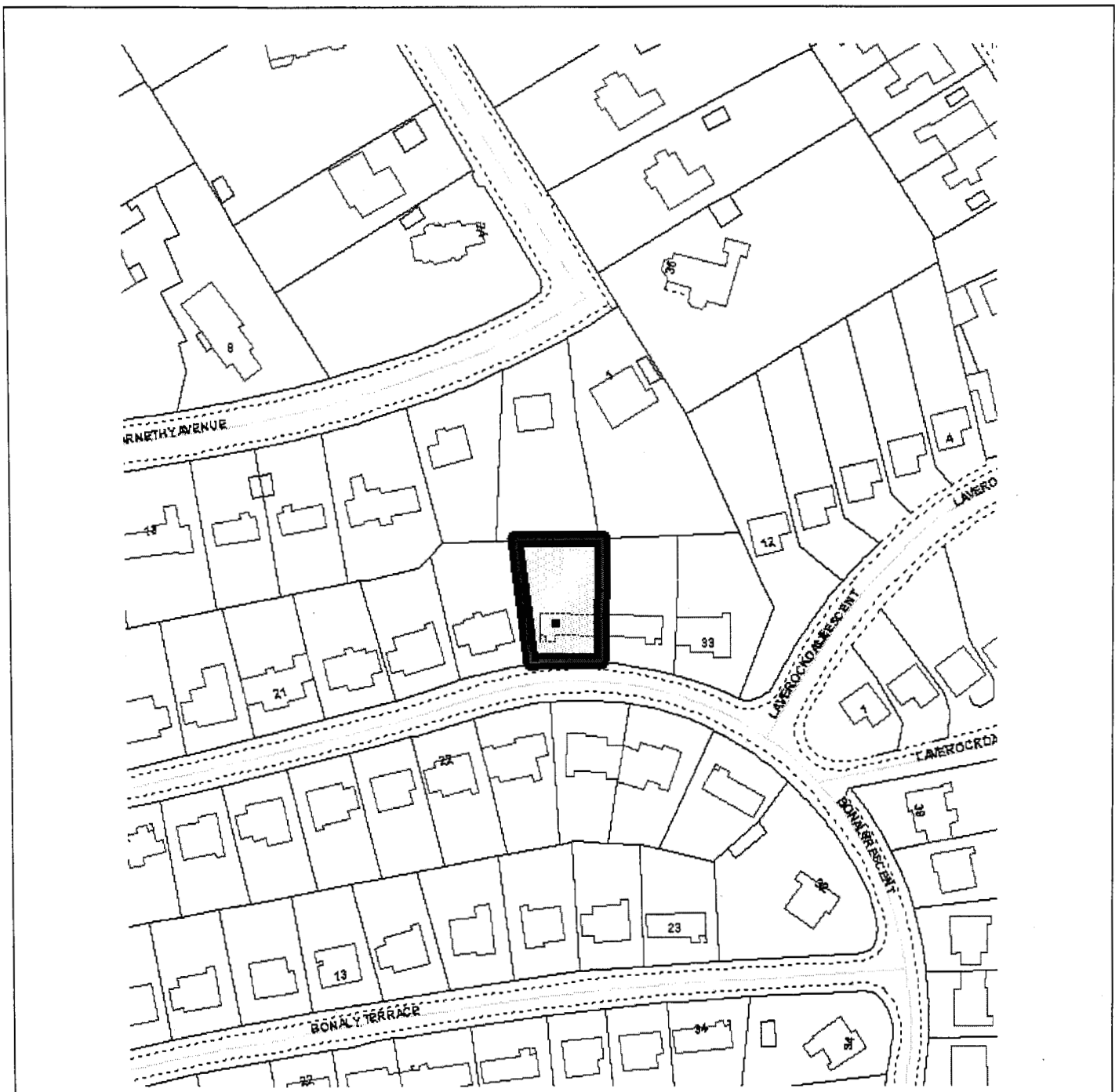
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 25 May 2004

**Drawing numbers/
Scheme** 1-5
1



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	29 Bonaly Crescent, Edinburgh, EH13 0EN		
Proposal	Alteration to house to form new room from existing garage		
Application number:	04/01693/FUL	WARD	43- Colinton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			