

**Full Planning Application
at
1 Hallcroft Rise
Midlothian
Ratho
EH28 8RX**

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

Proposal: Erect 2 storey house extension, single storey conservatory
and demolish existing garage
Applicant: Mr Morris
Reference No: 04/01570/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 situated in an elevated position, on the southern side of Hallcroft Rise, on the corner with Hallcroft Park.

Site history

There is no relevant planning history for this site.

Development

The proposal (as revised) is for the erection of a two-storey side extension on the western side of the property. The extension would be set back 0.3 metres from the front of the house. It would extend for the length of the house 7.7 metres by 4 metres in width. It would align with the ridge of the original dwelling. The extension would be lit from the front and the rear with a high level window proposed on the ground floor west facing elevation and a window proposed in the bedroom at first floor level. A six-metre distance would be retained between the proposed extension and the western boundary.

A single storey conservatory/extension is proposed to the rear of the property. This would measure 2 metres in depth by 2.8 metres in width. The conservatory would be built on the eastern mutual boundary and would have a blank gable end elevation.

Consultations

No consultations undertaken.

Representations

The application has generated one letter of representation. The reason for objection may be summarised as follows:

- overdominant
- loss of light
- impact on amenity

Policy

The proposal is subject to the housing and compatible use policies of the Ratho Newbridge and Kirkliston Local Plan and the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Policy RN231 seeks to protect the residential character of the existing housing areas.

Policy H6 protects the residential amenity within areas defined as "Housing and Compatible Uses" on the proposals map.

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 needs to consider:

- a) whether the design is satisfactory given the setting of the site;
- b) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed two-storey extension follows the design principles of the existing dwelling. It would be set back marginally from the front of the dwelling which follows the staggered juxtaposition of the properties in the street. The proposal would align with the ridge height of the existing dwelling. The plot is wide enough to accommodate the extension and the remaining 6 metres proposed to the boundary would retain a satisfactory level of space around the building. The design is considered acceptable in the streetscape.

The single storey rear extension is acceptable in design terms and would not affect the character of the property.

b) The property is situated in an elevated position on the southern side of the street. It is positioned 18 metres away from the property on the opposite side of the road. It is sufficiently distant from the properties to the north that it would not give rise to overshadowing or overlooking.

Adequate space is retained to the western side of the property to provide relief at the end of the terrace. To the rear the single storey extension would project 2 metres in depth along the mutual boundary. The side-facing wall would have a blank gable elevation and no overlooking or unacceptable overshadowing would occur.

The proposal would not affect highway safety.

In conclusion the proposal is considered acceptable. There are no material planning considerations which outweigh this consideration.

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


PP **Alan Henderson**
Head of Planning and Strategy

Contact/Tel Jennifer Paton on 0131 529 3903 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

Local Plan Ratho Newbridge and Kirkliston Local Plan
Finalised Rural West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing

File

Date registered 19 May 2004

**Drawing numbers/
Scheme** 1, 5-8



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PLANNING APPLICATION

Address	1 Hallcroft Rise, Midlothian, Ratho, EH28 8RX		
Proposal	Erect 2 storey house extension, single storey conservatory and demolish existing garage		
Application number:	04/01570/FUL	WARD	03- Dalmeny/Kirkliston

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