

**Full Planning Application
at
53 Niddrie House Drive
Edinburgh
EH16 4TP**

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

Proposal: Erection of conservatory to rear (in retrospect)
Applicant: Mr O ' Donnell
Reference No: 04/01954/FUL

1 Purpose of report

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

2 Main report

Site description

The application site comprises an end terraced, modern two storey house in a residential area. The rear garden is 10.3 metres in depth, and faces onto a road.

The rear garden is bounded by a 1.65 metre high fence to the north, a 1.75 metre high block wall to the south, and a 2 metre high fence to the rear (east).

Site history

There is no relevant planning history for this site.

Development

The application is for the construction of a rear conservatory, in retrospect. The conservatory measures 3.5 by 3.5 metres by 3.2 metres in height (maximum), and is constructed in white upvc, a facing brick base course matching the existing house, and glass.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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.

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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 these determining issues, the Committee needs to consider whether:

(a) the proposed conservatory has any adverse impact on the character of the house or the visual amenity of the surrounding area

(b) there is any adverse impact upon neighbouring amenity

(a) The conservatory assimilates reasonably well with the house in terms of design and materials. Although only 7 metres of garden remains to the rear boundary the conservatory is one third of the garden depth and as it is less than half of the garden width, sufficient garden space remains for the amenity of the residents and there is no adverse impact on the spatial characteristics of the area.

The conservatory has no adverse impact in terms of effect on character or visual amenity.

(b) The existing boundary treatments, although marginally below the height normally required for the protection of privacy, provide a sufficient barrier to prevent a significant loss of amenity in this respect. There are no significant daylight issues. There is no undue impact on neighbouring amenity.

The proposals comply with the relevant Local Plan Policies. The breaches of Non-statutory guidelines in relation to House Extensions and Daylight, Privacy and Sunlight are minor and do not justify refusal, or the authorisation of any enforcement action.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this retrospective application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 57 -Craigmillar

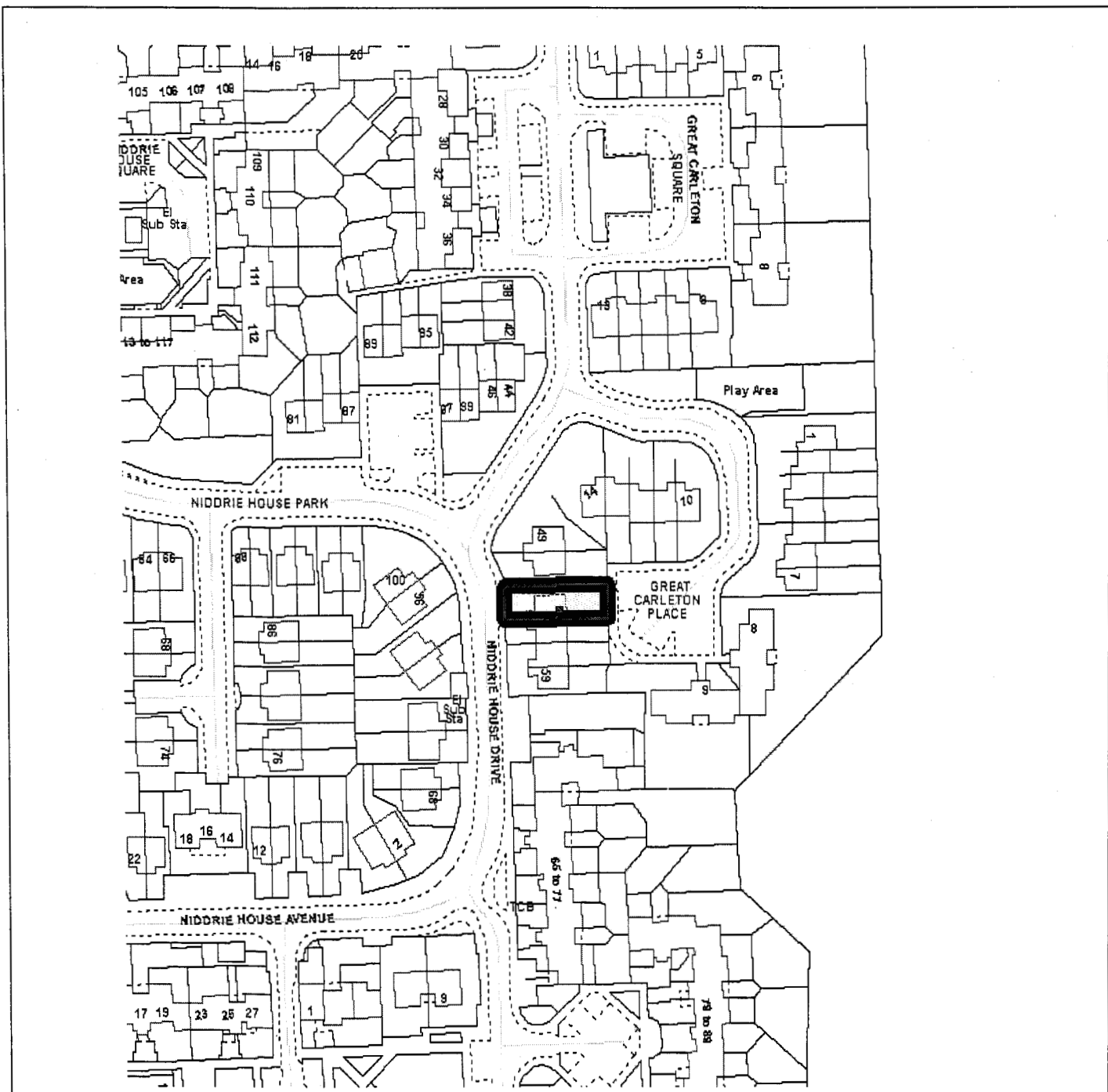
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 27 May 2004

**Drawing numbers/
Scheme** 01
Scheme 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	53 Niddrie House Drive, Edinburgh, EH16 4TP		
Proposal	Erection of conservatory to rear (in retrospect)		
Application number:	04/01954/FUL	WARD	57- Craigmillar
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			