

**Full Planning Application 07/01495/FUL**  
**at**  
**7 Eltringham Gardens**  
**Edinburgh**  
**EH14 1SF**

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

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**1 Purpose of report**

To consider application 07/01495/FUL, submitted by Mr Parson. The application is for: **Erect conservatory, garage and extend dwelling**

It is recommended that this application be **GRANTED**

**2 The Site and the Proposal**

**Site description**

The application property is a detached, single-storey dwelling house located to the north of Eltringham Gardens. Dormer windows are positioned in the front and rear roof planes. There is garden ground to the front and rear. The application site is located within a predominantly residential area.

**Site History**

Planning permission was granted in July 1992 to alter and extend the dwelling house (ref. 92/01312).

## Description of the Proposal

It is proposed to erect a flat roof extension and conservatory at the rear of the property. A garage would be positioned in the north west corner of the rear garden.

The application was amended on 9th May 2007. The amended scheme includes an L-shaped extension, whose western elevation would be 4.3m deep whilst the eastern elevation would be 7m deep. The extension would be 3.8m high, the same height as the house's eaves. Windows would be positioned in the sides and rear of the extension. External materials would include roughcast to match the existing property. The proposed conservatory would be positioned to the north west of the extension and be 3.7m deep and 6.3m wide. Its floor level would be 400mm below that of the extension and existing dwelling house. The frames would be upvc and the walls would also be finished in roughcast.

## Previous Scheme

The original scheme included altering the house's existing rear dormer by fitting doors that would allow access on to the roof of the proposed extension and the erection of ballustrading around its perimeter. The roof of the extension would have been higher than the eaves of the original property and the conservatory would have had the same floor level as the extension.

## **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, are there any compelling reasons for approving them?

### **ASSESSMENT**

To address these determining issues, the Committee needs to consider whether:

- a) Whether the scale and design of the proposals are acceptable.
- b) Whether the proposal is detrimental to the amenity of neighbours.

a) The proposed extension, conservatory and garage are of an appropriate scale and would not dominate the rear elevation. The use of matching materials provides a unifying link with the existing property. Therefore, the proposal would not have a detrimental impact on the appearance of the dwelling house or the character of the surrounding area.

The extension, conservatory and garage would not occupy more than one third of the applicant's original rear garden area. Consequently, adequate private amenity open space would remain.

b) The size and positioning of the extension and conservatory would not result in overshadowing outwith the application site. Given that the garage is proposed to be located on the boundary, it could result in up to 3sq m of overshadowing to the side and 1.5sq m to the rear. In this instance, the amount of overshadowing is acceptable due to the small areas involved and its positioning at the end of relatively generous rear gardens.

The balcony that formed part of the original submission has been removed from the proposal. The rear elevation of the extension and conservatory would be in excess of nine metres from the application site's rear boundary. One of the windows in the side elevation of the extension would serve a bathroom, whilst existing boundary landscaping and outbuildings would prevent overlooking of rear gardens of properties on either side of the application site from the proposed conservatory and the extension's kitchen window. The amended proposal would not result in a loss of privacy for occupiers of neighbouring property.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines. It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
<b>Ward affected</b>	A09 - Fountainbridge/Craiglockhart (NEW)
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	19 April 2007
<b>Drawing numbers/ Scheme</b>	01, 02a - 04a 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  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Scheme 1 attracted six letters of objection from local residents and a petition with seven signatures. All third parties were renotified of the receipt of an amended scheme, but no further representations were received.

The material points of objection are:

- a. Residential amenity issues, taken account of in assessment b.:
- Overshadowing and loss of privacy.

Other points raised are not material.

***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 South West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The site is similarly located in 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** subject to the conditions below.

### 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.

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End

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## Location Plan

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