

Full Planning Application 04/03810/FUL
at
16 Claverhouse Drive
Edinburgh
EH16 6BS

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

1 Purpose of report

To consider application 04/03810/FUL, submitted by Mr + Mrs Quinn. The application is for: **Attic alteration and rear extension (as amended)**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site comprises a single storey terraced house within a residential area, characterised by open unfenced gardens at the rear within a walled courtyard.

There are no other examples of extensions or significant alteration visible within the development.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for a rear single storey flat roofed extension, and a rear facing dormer window, measuring 2.1 metres in width on a roof plane of 6.6

metres (32%), 1.5 metres up from the eaves and 0.4 metres down from the ridge.

A rooflight of 0.5 square metres on the front elevation is also proposed.

Amendment

The height of the extension has been reduced by 10 cm and the north facing cope removed.

Materials are to match the existing house.

3 Officer's Assessment 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 are any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there are any compelling reasons for approving them?

ASSESSMENT

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

(a) the proposed extension and dormer will adversely affect the character of the existing house or the visual amenity of the surrounding area;

(b) there will be any adverse impact on surrounding residential amenity.

(a) The proposed dormer does not dominate the existing roof, and has no significant adverse impact on the character of the building or the surrounding area.

The proposed rear extension as amended and rooflight constitute permitted development, and as such do not fall to be considered.

There is no adverse impact on the character of the house or the surrounding area

(b) The dormer does not result in loss of privacy or daylight to neighbouring properties. The dormer is 12 metres from the facing boundary.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton - Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	53 - Alnwickhill
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	14 October 2004
Drawing numbers/ Scheme	02-03 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.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on (0131) 529 3519. Email: graham.dixon@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 16 Claverhouse Drive
Edinburgh
EH16 6BS
Proposal: Attic alteration and rear extension (as amended)
Reference No: 04/03810/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

One letter of objection has been received. Grounds are loss of privacy, development out of character and overdevelopment.

No renotification of the amended scheme was undertaken. The Committee should therefore take the above comments into account.

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

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 AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend 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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

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Proposal	Attic alteration and rear extension (as amended)		
Application number:	04/03810/FUL	WARD	53- Alnwickhill
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			