

**Application by City of Edinburgh Council
04/03045/FUL**

at

**202 Mountcastle Crescent
Edinburgh
EH8 7SX**

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

1 Purpose of report

To consider application 04/03045/FUL, submitted by The City Of Edinburgh Council.. The application is for: **Extension to house (as further 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 detached dwelling house located on the west side of Mountcastle Crescent, adjacent to a cul-de-sac. The surrounding area is wholly residential.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for a single storey flat roofed extension, to the rear of the existing house to be constructed at the rear of the existing garage, and occupying the length of the rear garden (7.5 metres) on the western boundary. The extension will be 5.4 metres in length along the southern boundary.

Amendment - Scheme 2 The extension has been reduced in height by 0.2 metres to 3.2 metres above ground level.

Further Amendment - Scheme 3 The wall facing the neighbouring property has been further reduced in height to 2.0 metres above ground level, and with a pitched roof.

Materials are render to match the existing house, glass and a stainless steel fascia.

Applicant's Supporting Statement

The applicant has provided a supporting statement, a copy of which is available in the Party Group Rooms, stating that the extension is necessary to make the house suitable for a disabled person, and drawing attention to other extensions in the area.

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 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 extension will adversely affect the character of the existing house or the surrounding area

(b) neighbouring amenity will be adversely affected.

(a) The proposed extension (as further amended) is at the rear of the property, and has no significant impact on the character of the house or the surrounding area. Sufficient amenity space will remain for the occupants. The extension is sympathetic to the existing house in terms of design and appearance.

There is no significant impact on character.

(b) The proposed extension (as further amended) will not result in significant overshadowing of neighbouring properties, and complies with the 2 metre 43 degree criterion.

There are no significant privacy issues.

Loss of private outlook is not a material planning consideration.

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, subject to the statutory condition relating to start time. As this is a Council proposal and there has been a representation, a Notice of Intention to Develop will require to be sent to Scottish Ministers.

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	36 - Mountcastle
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	20 August 2004
Drawing numbers/ Scheme	01-02; 05 Scheme 3

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

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Application Address: 202 Mountcastle Crescent
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Reference No: 04/03045/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified, and the application was advertised on 27 August 2004.

One letter of objection has been received. The grounds are loss of light and outlook, and appearance.

Scheme 2

The objector was notified of the amendment on 7 October 2004. The objection has been maintained.

Scheme 3

The objector was notified of the further amendment on 16 December 2004. The objection has been maintained.

The applicant's occupational therapist has written in support of the proposal.

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

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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

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

Appendix C



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Location Plan



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