

Full Planning Application 04/02133/FUL
at
42 Wakefield Avenue
Edinburgh
EH7 6TL

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/02133/FUL, submitted by Mr Anwar. The application is for: **Alterations and extension to existing semi-detached house, and new garage.**

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 is on the north side of Wakefield Avenue. The railway lies to the rear of the site. The area is quiet and residential in character. The site is occupied by a semi-detached bungalow with hipped slate roof with clay tile hips and ridge. There is a peaked roof over a bay window to the front elevation of the property. The property is finished in buff roughcast.

Site history

3 June 2004: Planning permission for alterations and extension to house refused for the following reasons:

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the proposed development has no regard for its surroundings in terms of scale, form and siting.

2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed dormers to the front and rear elevations are greater in width than one third of the average width of the roof slope on which they are to be located. The proposed rear ridge is greater in length than 50% of the depth of the original property. The proposed rear dormer, adjacent to the boundary with the neighbouring property is greater in width than one third of the width of the roof plane on which it is to be located and is located within 500mm of the eaves and the dividing line between the two properties. The massing and form of the proposed development will have a detrimental impact on the character and appearance of the property and the wider area.

Description of the Proposal

The application is for the erection of an extension to the rear elevation of the property, incorporating a balcony, a side projection forming a carport and dormer windows to the front and rear elevations. Finishes will match the existing building.

Previous Schemes

Scheme 1

This proposal mirrored that refused in June 2004 with the exception of the front dormer window which was reduced in size; one of the proposed rear balconies was replaced with a dormer window; and alteration of the main rear balcony with hipped roof.

Scheme 2

Mr Anwar's son purchased No. 44 Wakefield Avenue (the adjoining dwelling house). The amended scheme includes, for information purposes only, how a potential joint extension of the two properties would appear.

Scheme 3

This amendment removed the main rear balcony and replaced it with a roof light and a reduction in the proposed extension roof ridge by reducing the angle of the hip to the roof, 23 degrees from 45.

Scheme 4

The present scheme has re-introduced the second, smaller rear balcony by removing the dormer window; proposes a reduction in length of the whole of the rear extension by 2 metres, reintroducing a 30 degree roof pitch; and reduces the size of the front dormer window.

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 following needs to be considered whether; (a) the proposal will adversely affect the character of the existing building or the surrounding area; and (b) there will be any loss of residential amenity as a result of the proposals.

a) Following a number of revisions the alterations and extensions proposed to the property broadly meet with the Council's policy and non-statutory guidance. The front dormer window has been reduced to 2.7 metres in width, 37% of the average roof length. Although slightly greater than the 33% stipulated in the guidance, it is considered that it is in proportion with the existing property and would not detract from the appearance and character of the semi-detached building.

The side projection is of a form matching the existing property. It is set back from the main façade and subordinate in scale to the property. Concern has been raised at the ability to use the carport given the existing restricted nature of the access between the house and the boundary. It is proposed to remove an existing chimney which will allow adequate access to the carport and through to the garage at the rear.

The main body of the extension is to the rear. The present scheme complies with the requirement for a rear roof projection of no more than 50% of the depth of the original building. The proposed dormer window, roof lights and proposed first floor balcony provide an extension that will not dominate the existing building whilst maintaining the scale and character of the present building. There are plans to replicate this extension to the adjoining property, No 44 Wakefield Avenue. The merits of such a proposal would have to be assessed as a separate application.

b) It is proposed, and indicative plans have been submitted, identifying that it is the intention of the neighbour, Mr Zaheer, to undertake a replica extension at No. 44 if permission is forthcoming in this instance. There will be no loss of residential amenity to the neighbour either now or when any such extension is made to the neighbouring house.

There is a single storey garage located immediately to the rear of the adjacent property No 40 Wakefield Avenue, and forming the common boundary with the application site. The amended proposal, having been reduced by 2 metres, now extends for a distance of 5.6 metres from the existing rear elevation. As such the two small windows to the living room would not constitute overlooking of the neighbouring property.

In conclusion, the proposal is in accordance with the Development Plan, it preserves the character and appearance of the dwelling house and it will not have any adverse implications for residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	39 - Portobello
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	7 June 2004
Drawing numbers/ Scheme	19, 20, 22-24, 26 & 27 Scheme 4

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: 42 Wakefield Avenue
Edinburgh
EH7 6TL
Proposal: Alterations and extension to existing semi-detached house, and new garage.
Reference No: 04/02133/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

There have been 10 letters of objection received from six neighbouring addresses. Those concerns raised are summarised as follows:

- 1) *Over-development of site*
- 2) *Loss of garden ground*
- 3) *Impact on privacy*
- 4) *Detrimental impact on character and appearance of area*
- 5) *Damage to trees in neighbouring gardens*
- 6) *Construction of garage without consent*

It has been identified that the garage, in the rear garden area constitutes 'permitted development' and although shown on the application does not require the Council's authorisation as Planning Authority.

Other points raised are not material.

The neighbours were renotified of Scheme 4 on 24 November 2004. Five further letters were received, reiterating the above objections and raising the further issue of overshadowing.

One letters of support has been received from Mr M A Zaheer at 44 Wakefield Avenue.

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 of housing and compatible uses, where the existing residential character and amenities will be safeguarded.

Relevant Policies:

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

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