

**Full Planning Application 05/00847/FUL
at
53 Clermiston Road
Edinburgh
EH12 6XD**

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

1 Purpose of report

To consider application 05/00847/FUL, submitted by William Alan Hunt. The application is for: **Erection of double garage + lean to green house**

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

2 The Site and the Proposal

Site description

53 Clermiston Road is a dwelling lying on a corner site with Hillview Terrace.

The proposed garage with attached greenhouse lies within the rear garden area with access taken from Hillview Terrace.

The site slopes downwards to the south.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The applicant seeks planning permission for the erection of a domestic garage of 7 metres in length by 6.55 metres in width and an attached greenhouse of 3 metres in length and 4.2 metres wide.

The garage has a maximum ridge height of approximately 5.3 metres above ground level.

It is proposed that the garage is finished with a harl to match the house and interlocking roof tiles.

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 the determining issues, the Committee needs to consider

- a) Whether the development is in keeping with the character of its surroundings
 - b) Whether neighbouring residential amenities are safeguarded and
 - c) Whether the proposal is acceptable in terms of road safety.
- a) The proposed garage is located in the rear garden of the property with a frontage directly onto Hillview Terrace. The property to the immediate west is set immediately onto the footway and the garage does not interrupt the building line in this context.

The Hillview Terrace elevation of the garage has a ridge height of 4.15 metres above street level. The garden ground drops fairly steeply away from Hillview Terrace resulting in the ridge being 5.3 metres above the garden ground level at its highest point.

The garage is viewed against the side elevation of the neighbouring property to the west and does not result in any significant visual impact.

The footprint and scale of the proposed greenhouse is relatively small and is not considered to detract from the visual amenity of the surroundings.

The combined footprint of the proposed garage and greenhouse does not take up more than one third of the Garden ground and sufficient amenity space is retained.

b) Letters of representation have been received from the property at 1 Hillview Terrace objecting to the loss of light.

Section 1a) of the Council's non-statutory guidelines on Daylighting, Sunlight and Privacy states that the protection of existing daylight applies to those buildings which in themselves are good neighbours, standing a reasonable distance from the boundary taking only their fair share of light. Existing windows which do not meet these criteria cannot normally expect the full level of protection except in special circumstances.

In this case the side facing windows at 1 Hillview Terrace, lie very close to the rear boundary of No.53 Clermiston Road. While overshadowing will fall onto part of the side elevation of the property the loss of light is not of a degree which would justify refusal of the application.

The greenhouse does not create any overshadowing in excess of the Council's non-statutory planning guidelines. The greenhouse does have windows lying within 9 metres of the neighbouring boundaries but it is not a habitable room and will not breach the Council's guidelines on privacy.

c) Transport have confirmed that they have no objection to the application.

Conclusion

The garage is in keeping with the character of the area and does not result in any significant loss of amenity to neighbouring premises. It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	14 - North East Corstorphine
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	29 March 2005
Drawing numbers/ Scheme	01-08

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, Helen Martin on 0131 529 3517. Email: 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 53 Clermiston Road
Edinburgh
EH12 6XD

Proposal: Erection of double garage + lean to green house

Reference No: 05/00847/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections

Representations

Two letters of representation have been received from a neighbouring property. Comments and objections can be summarised as follows:-

- The garage does not replace a driveway
- Loss of light

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 application site lies within a mainly residential area within the adopted North West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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.

End

