

**Full Planning Application 05/00215/FUL
at
51 Hailes Gardens
Edinburgh
EH13 0JH**

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

1 Purpose of report

To consider application 05/00215/FUL, submitted by Mr Boyle. The application is for: **Two storey rear and side extension**

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

2 The Site and the Proposal

Site description

The application property is a large detached two-storey dwelling house situated to the north of Hailes Gardens. It has garden ground to the front and rear and is located within a predominantly residential area.

The property is neither listed nor located within the boundary of Colinton Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

Scheme 2

It is proposed to extend the dwelling house to provide an additional dining room and utility room on the ground floor, with a master bedroom and en-suite and a new bathroom at first floor level. The existing single detached garage would be removed and replaced by a garage integral to the extension. The existing porch would be glazed.

The extension would be set back 1.5m from the front building line of the property. It would be 4m wide for a length of 8.5m at the side of the dwelling house. It would be indented at the rear and this part of the extension would be 7.9m wide and 4m deep.

The extension at the side would vary between 1.2 and 1.4m from the eastern boundary of the site. That part of the extension, which protrudes from the rear of the property, would be approximately 4m from this boundary.

The eastern elevation of the extension would have a first floor window to the proposed en-suite. Windows would also be positioned in the front, rear and western elevations of the extension.

The extension would be harled to match the existing dwelling house. The extension would have a mansard roof to complement the design of the existing house's roof and would be finished in matching tiles.

Scheme 1

As above, but the extension was set back further from the front building line and the rear of the extension was not indented. The design of the roof did not correspond with that of 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 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 take account of the following specific considerations:

- a) The effect of the proposal on the appearance of the dwelling house.
- b) Whether the proposal is detrimental to the amenity of neighbours.

a) The extension would be at the same roof ridge and eaves height as the original dwelling house, and its pitch and form would match that of the existing roof. The extension would be set behind the front building line of the house and it would be finished in materials which match the existing property. That part of the extension situated at the rear of the existing property would not occupy more than one third of the applicant's original rear garden area.

The extension is of appropriate scale and design for the property.

b) The window in the eastern elevation serves an en-suite bathroom which is not a habitable room. Windows in the rear and west elevations of the extension are in excess of nine metres from their respective boundaries. Consequently, loss of privacy is not an issue with this proposal.

That part of the extension which is situated at the side of the existing dwelling house is 8.5m in depth, and some 11.3m from the house's front building line. This could result in overshadowing to the property to the east. Given the positioning and depth of this part of the extension, in accordance with Council Guidelines no account is taken of daylighting on side boundaries to side windows in areas of regular street pattern, as is the case in this instance. That part of the extension to the rear of the existing property is some four metres from the eastern boundary and any overshadowing it would cause falls within the application site.

In conclusion, the proposal would not have a detrimental impact on the appearance of the dwelling house and there would be no undue impact on residential amenity.

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
Ward affected	43 - Colinton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	10 February 2005
Drawing numbers/ Scheme	06 - 10 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, 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: 51 Hailes Gardens
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Scheme 1 attracted a letter of objection from a local resident and comments from Colinton Amenity Association. The material concerns raised relate to:

- Overshadowing
- Loss of privacy.

Scheme 2 attracted a further letter of objection from the same neighbour, which raised the same concerns as those previously expressed.

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 Draft West Edinburgh Local Plan locates the site within the Urban Area.

Relevant Policies:

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.

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

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.

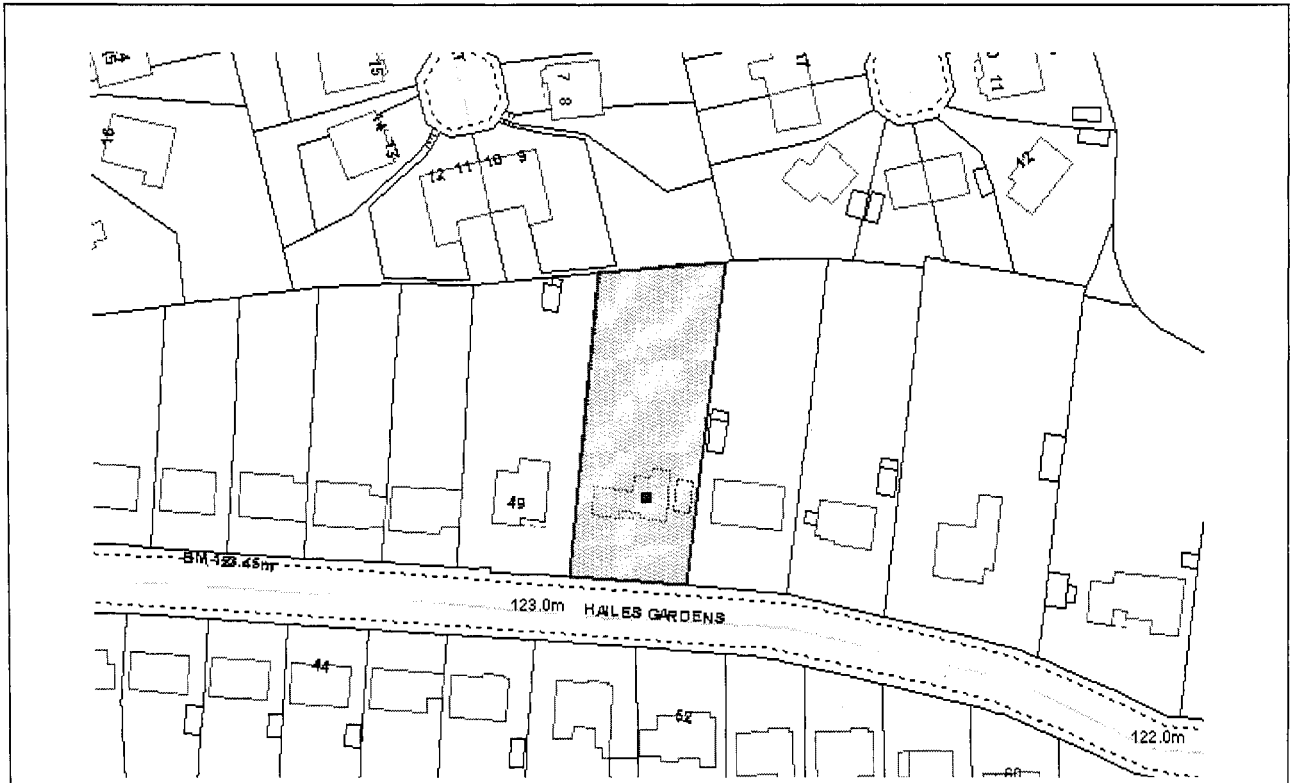
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Location Plan



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