

**Full Planning Application 05/00892/FUL
at
3 North Gyle Drive
Edinburgh
EH12 8JW**

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

1 Purpose of report

To consider application 05/00892/FUL, submitted by Mr Thomson. The application is for: **Proposed single storey extension to side/rear of house**

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

2 The Site and the Proposal

Site description

The house is a single storey detached house located on the southern side of North Gyle Drive. There are a number of similar residential properties within this area.

Site history

There is no previous planning history for the site.

Description of the Proposal

Scheme 2

It is proposed to erect an extension to the side and rear of the application property. There is an existing full glazed conservatory which is proposed to be removed. The extension is proposed to have a hipped roof and would attach into the roof of the existing house. The footprint of the new extension is 35 square metres. Accommodation to be provided is a family room, extended kitchen and utility room.

Scheme 1

The proposal included an additional window in the proposed utility.

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 need to consider:

- a) Whether the scale and design of the proposal is acceptable;
- b) Whether there will be any adverse affect on the amenity of neighbouring properties.

a) The house has been previously extended in the form of a flat roofed fully glazed conservatory. This previous extension is proposed to be removed. The proposed extension is on both the rear and the side of the property. The total footprint of the extension is 35 square metres which is less than one third of the rear garden area. There is sufficient private garden ground remaining with the property. The principle of extension of this house to the rear is considered acceptable. The design is considered acceptable.

b) It is proposed to insert a new kitchen window in the western elevation of the extension. This window will be within 1 metre of the boundary. The boundary treatment along this edge is a high wall to a neighbouring properties extension which is in excess of 3 metres. The presence of this wall removes any privacy issues from the proposed window. A utility window has been deleted from the proposal and replaced by a roof light. The existing garage door is to be relocated by 1 metre on the rear elevation of the garage. There are no privacy issues from the relocation of this door. The windows in the rear of the extension are in excess of 9 metres from the boundary. The window in the east elevation is 8 metres from the boundary. However, this window is no closer to the boundary than the previous conservatory and the amount of glazing has been reduced. There are no privacy issues from the proposal.

In terms of overshadowing, the extension will cause a degree of overshadowing. This is however limited due to the presence of the high boundary wall. The high wall extends down the majority of the length of the proposed extension. The area which is not bounded by this wall is very small and the amount of overshadowing created is minimal. There are no adverse impacts on the adjacent properties.

There are no material planning 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	Elaine Robertson on 529 3612
Ward affected	23 - Gyle
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	17 March 2005
Drawing numbers/ Scheme	1, 4, 6 - 8 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: 3 North Gyle Drive
Edinburgh
EH12 8JW
Proposal: Proposed single storey extension to side/rear of house
Reference No: 05/00892/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received raising the following material concerns:

- Potential overlooking/ privacy issues from new window and door.

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 proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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 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.

Appendix B



Application Type Full Planning Application

Application Address: 3 North Gyle Drive
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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

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Location Plan



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