

**Full Planning Application 05/01017/FUL
at
2 Stenhouse Mill Crescent
Edinburgh
EH11 3LP**

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

1 Purpose of report

To consider application 05/01017/FUL, submitted by Mr + Mrs Devine. The application is for: **The erection of a two storey 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 site is located within a cul-de-sac at Stenhouse Mill Crescent. The property is a two storey semi- detached house located on a corner plot. The property is set back from the road by 5 metres. There is a generous garden to the rear and side of the property.

Site history

Planning permission was approved 29 August 2001 for a conservatory extension on the northern elevation of the property, 01/02927/FUL refers. This consent has been implemented.

Description of the Proposal

It is proposed to extend the rear of the property with a two storey extension and a single storey extension. The single storey flat roof extension will be adjacent to the southern boundary of the site and will be cut away from the boundary at an angle. The two storey section will have a pitched roof and will attach into the existing rear roof. The extension will be set down from the existing ridge by 1 metre. The footprint of the proposed extension is approximately 26 square metres. The additional accommodation formed is a garden/ family room at ground floor and an en-suite bedroom at first floor.

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 are satisfactory; and
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The proposed extension to the rear of the house has a footprint of 26 square metres. The total area of the rear garden ground is 78 square metres and the extension represents less than one third of the rear garden area. There is a previous extension to the side elevation of the house. The amount of garden retained at the side of the house is considered acceptable.

The proposed two storey section of the extension has been set down from the ridge of the original house by 1 metre. This reduces the impact of the extension on the design of the house. The extension is considered to be subservient to the existing house. In addition there is sufficient land surrounding the house which reduces the impact of the house and the proposed extension on the corner plot. It is considered that the design and scale of the extension is suitable for the property.

b) The proposed extension has been designed to reduce the impact on the neighbouring property to the south of the application site. The section of the extension adjacent to the site boundary has been reduced to single storey and is designed to cut away at an angle from the boundary. The single storey extension on the boundary extends 4 metres into the rear garden and it is considered that there are no issues relating to daylighting/overshadowing.

The 2 storey section of the extension is set 3 metres from the southern boundary. A small section of the proposed two storey extension will fall within the 43 degree angle required to minimise overshadowing. Any overshadowing which is created from this extension will predominantly fall within the applicants site. There will be a small section extending 2m into the neighbouring properties garden which will be affected by overshadowing. The neighbouring property has an extensive garden and is located to the south of the application site therefore the overshadowing created is not considered to have an adverse impact on the neighbouring property.

The neighbouring property has a window within 1 metre of the boundary. Any overshadowing from the proposed extension will fall below the mid point of this window and it will not be adversely affected. There will be no adverse impact on the daylighting of the adjacent property.

In terms of privacy there are no windows proposed in the elevation which faces towards the neighbouring property. Windows are proposed in both the northern and western elevations to the extension. To the west the windows are 9 metres from the boundary and overlooking is not considered to be an issue. To the north the windows are 6 metres from the boundary. These windows overlook the side garden of the house and then onto the adjacent road. The boundary to the nearest property is 15 metres from the windows. The proposed windows will be no closer to the boundary than the existing conservatory. There are no issues of privacy relating to the proposed extension.

In conclusion the proposals respect the character of the area and will have no adverse impact on residential amenity.

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	28 - Moat
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	29 March 2005
Drawing numbers/ Scheme	1 - 4 Scheme 1

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

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received. The following material points were made in relation to the proposal;

- Size of extension and
- Impact on daylight.

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 South 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:

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 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.

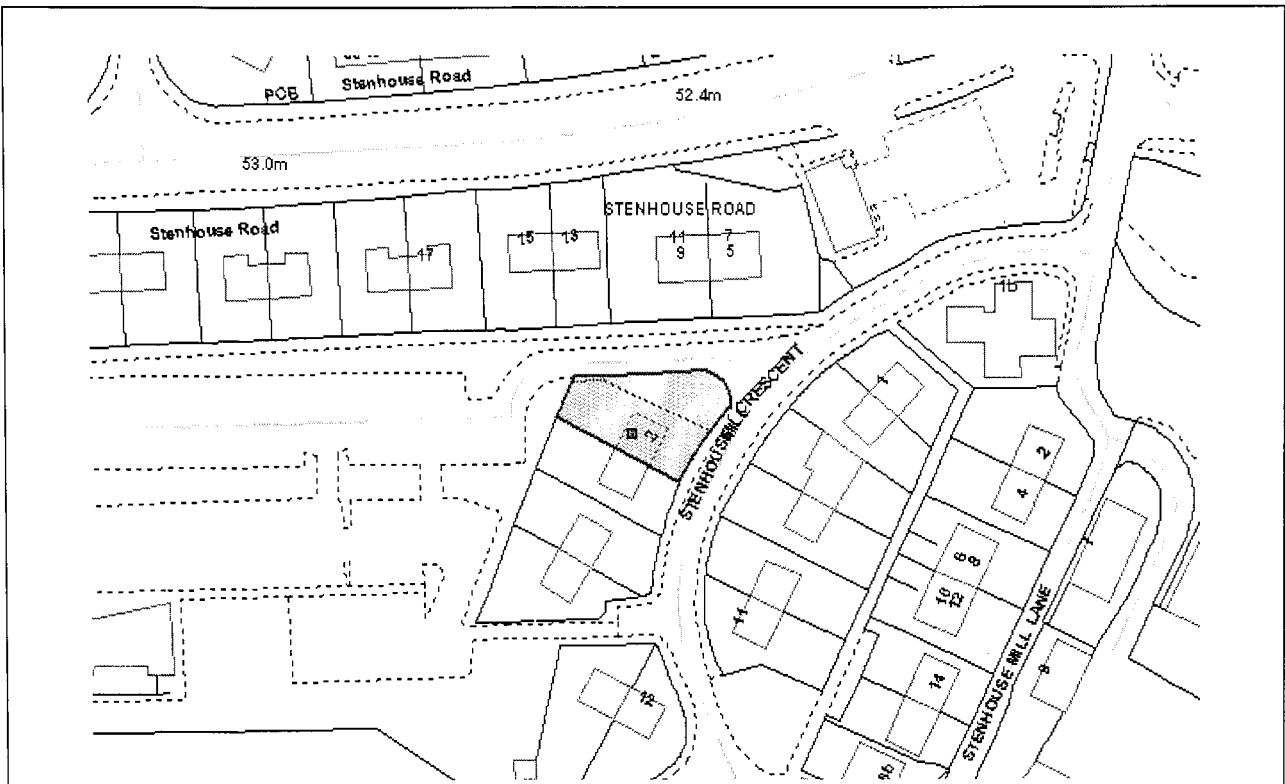
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Location Plan



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