

**Full Planning Application 05/00898/FUL**  
**at**  
**17 Buckstone Row**  
**Edinburgh**  
**EH10 6TW**

---

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

---

**1 Purpose of report**

To consider application 05/00898/FUL, submitted by Mr + Mrs Mrs Hanningan. The application is for: **Double detached garage**

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

**2 The Site and the Proposal**

**Site description**

The applicants property is a two storey rendered semi-detached dwellinghouse with profiled concrete roof tiles. The property is in a corner site within a Radburn layout, there is a footpath to the south and east, whilst the road and a vehicular access is taken from Buckstone Row to the north west.

**Site history**

April 2003, planning consent was granted for the erection of a two storey extension to the property, reference 03/00162/FUL.

## **Description of the Proposal**

### Scheme 2

It is proposed to remove a single garage and replace it with a 5.5m x 5.5m x 4.0m dual pitched roof garage. The proposed garage will be positioned between the recent eastern gable extension and 15 Buckstone Row, the garage will be hard against the northern boundary.

### Scheme 1

Originally the proposed garage was positioned in the north east corner of the site adjacent to the boundary with 15 Buckstone Row and projecting beyond the building line.

## **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; or,
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The garage is of an appropriate design, domestic scale and the materials will match those of the existing dwelling. It does not project beyond the existing building line along the eastern side of Buckstone Row. The proposal complies with the Council's guidelines on House Extensions and Alterations.

b) The garage will be in a gable to gable situation and there will be no adverse overshadowing. Overlooking is not an issue. The proposal complies with the Council's guidelines on Daylighting, Sunlight and Privacy. In addition to this

there is adequate private corner garden ground remaining to the benefit of the applicant's amenity. Residential amenity will therefore be maintained.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	52 - Fairmilehead
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	30 March 2005
<b>Drawing numbers/ Scheme</b>	2-4 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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

## Appendix A



**Application Type** Full Planning Application  
**Application Address:** 17 Buckstone Row  
Edinburgh  
EH10 6TW  
**Proposal:** Double detached garage  
**Reference No:** 05/00898/FUL

---

## Consultations, Representations and Planning Policy

### Consultations

### Representations

Two parties made representation to scheme 1 and the following material planning considerations were raised:

- Inappropriate materials and design;
- Concern over the use of the garage for commercial purposes; and,
- Loss of amenity.

***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 in 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**

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.

**Application Type** Full Planning Application  
**Application Address:** 17 Buckstone Row  
Edinburgh  
EH10 6TW  
**Proposal:** Double detached garage  
**Reference No:** 05/00898/FUL

---

## 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.

---

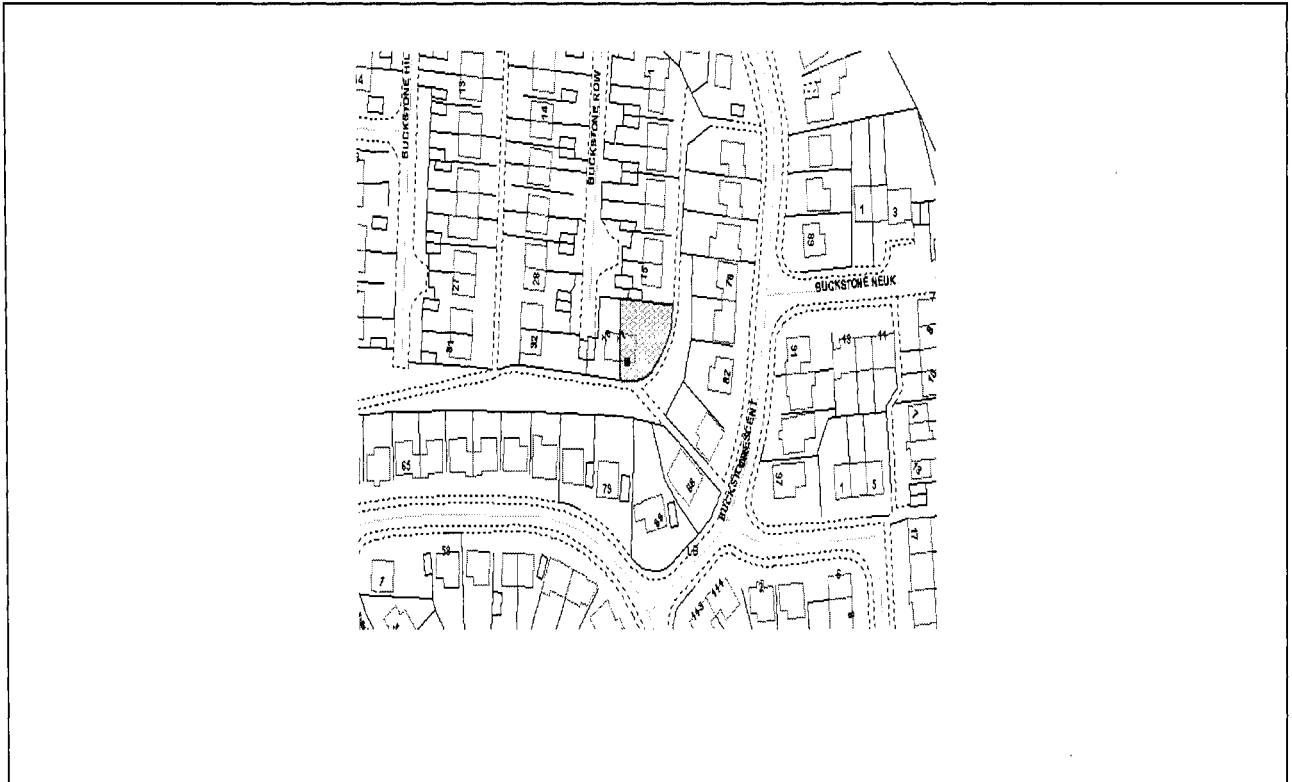
End

Application Type Full Planning Application

Proposal: Double detached garage

Reference No: 05/00898/FUL

## Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.