

Full Planning Application 05/00555/FUL
at
12 Cramond Road South
Edinburgh
EH4 6AA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00555/FUL, submitted by Mr Bogue. The application is for: **Proposed two storey extension to gable end of house**

It is recommended that this application be **REFUSED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The house is the end unit of an Edwardian terrace, executed in an English style of half-timbering over a stone ground floor. The side of the house, where the extension is proposed, is screened by a low wall with hedge above, terminating in a group of small trees and hollies at the side of the existing garage.

The terrace forms part of a group of two storey properties on the main arterial road from Davidsons Mains to Cramond. Most of the others are detached or semi-detached Victorian and Edwardian properties, with the later Silverknowes estate lying to the rear of the terrace, to the east. Character changes to the south, where there are modern office blocks and a supermarket.

The house sits on the corner of Cramond Road South and Silverknowes Avenue. Since both streets are wide and open the proposal will be clearly seen from both roads. Silverknowes Avenue falls in level away from the main road.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes a two storey extension to the side of an end terraced house on a corner site.

An existing garage is reduced in length to facilitate the structure. A new garage is introduced in the ground floor section of the extension (accessed from the front as existing). A bedroom is created above, with dormers facing front and rear.

The overall form and design adopts a half-timbered Arts and Crafts style adopted by the original terrace. Materials match original.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are

- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order for the Committee to determine this application, the following issues should be considered

- a) The effect of the scale, form and design on the character of the area
- b) The effect upon neighbouring amenity.

a) House Extension policy resists any significant intrusion into corner areas where these contribute to the sense of openness. In this instance, the neighbourhood is characterised by corner buildings set back from both

boundaries, and this terrace follows the pattern. The extension would come right up to the side street, losing the sense of openness and introducing a corner treatment which is alien to the area. Therefore the application is contrary to policy guidelines on House Extensions.

Otherwise, the proposal retains the character of the terrace, and is therefore acceptable in design.

The house has substantial garden ground, and would retain adequate open space for amenity needs.

b) To the rear, new windows are 21m from the boundary, further than existing rear windows, and well in excess of policy requirements. Privacy to the front is as existing (30m across the street). The proposal links to the gable and no overshadowing occurs in policy terms.

The proposal is some 35m from the objectors house to the rear. Even though the applicant's house is on higher ground, there is no effect upon the objector's house or garden in terms of overshadowing policy.

In summary the proposal is considered unacceptable due to the breach of House Extension Policy Guidelines.

It is recommended that the Committee refuses this application due to its adverse impact on the character of the area.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	28 February 2005
Drawing numbers/ Scheme	1-8 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection was received from a neighbour.

This objected to loss of daylight/overshadowing and loss of privacy.

It was pointed out that the position at the top of a slope will make it appear a storey higher.

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 property lies in a Mainly Residential Area as shown in the NWELP. The revised WELP shows it simply as Urban Area.

Relevant Policies:

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.

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.

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.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED** for the reasons below.

Reasons

1. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposal develops over a corner garden plot which contributes to the open nature of the area.

End

Appendix C

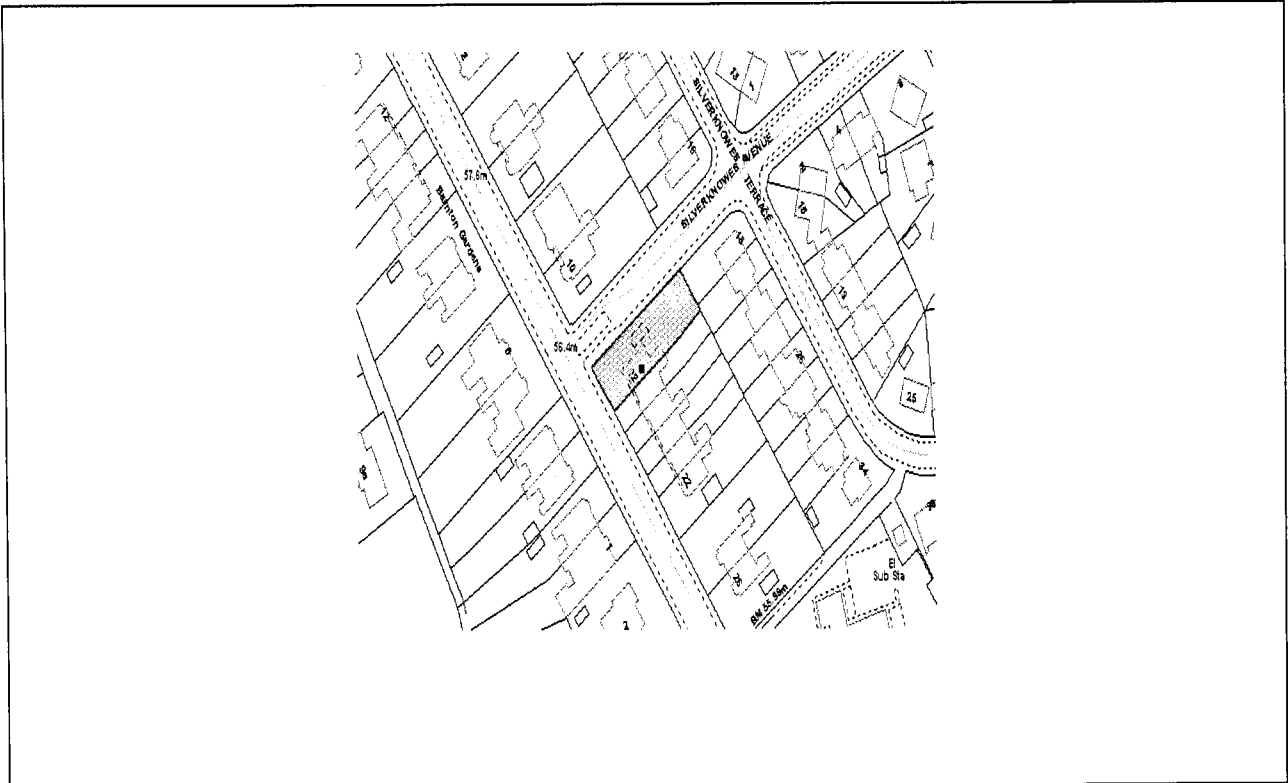


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Location Plan



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