

Full Planning Application 05/00716/FUL
at
18 Hermitage Park
Edinburgh
EH6 8HB

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00716/FUL, submitted by Mr + Mrs Martin. The application is for: **Proposed first floor bedroom 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 a two-storey, semi-detached dwelling house that stands at the western end of a line of such properties fronting Hermitage Park. The building has a roughcast dry-dash render, coloured light grey, under a tiled, hipped roof. To the rear of the property stands a flat roofed, single storey extension.

Immediately to the eastern side of the property stands a narrow strip of land, at a lower level to the application site, containing three lock-up garages. This side of the street is completed with a block of four storey tenements, eight in number, up to and forming the corner with Lochend Road. On the opposite side of the street is Hermitage Park Primary School, contained in a series of low buildings with open concrete playground area. Modern flats have recently been built to the south-west.

To the rear of the site stand the Lochend Colonies set below the level of the site with the end terrace properties blank gable ends on facing on to the application site.

Site history

14 June 2002 - Permission was granted for a single storey rear extension to the property (Ref. 02/01609/FUL).

3 March 2005 - Planning application for a flat roofed first floor extension over the existing single storey extension was withdrawn by the applicant (Ref. 04/03647/FUL).

Description of the Proposal

The application proposes a low pitched roofed extension to the rear of the property to provide an upper floor over the entirety of the existing flat-roofed, single storey, rear extension, approved in 2002. The extension projects 4.8 metres into the garden and 4.4 from the western boundary of the site half way across the rear elevation. The extension envelops the rear corner of the house and returns 3.7 metres (about half way) along the side elevation. The extension will provide an additional bedroom with en-suite facilities and is to be faced in matching dry-dash render with a natural slate finish to the roof.

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 these determining issues, the Committee needs to consider whether;

- a) The proposal will adversely affect the character of the existing building or the surrounding area; and

b) There will be any loss of residential amenity as a result of the proposals.

a) Set to the rear of the existing property and set back 3.1 metres from the front elevation, the extension will stand as a suitably subordinate element to the appearance and design of the existing dwelling. As a first floor extension the proposal will not impact upon the present level of amenity to the existing occupants, which remains unaltered.

The Council's Non-Statutory guidance on house extensions requires that the pitch and form of an extension roof should match that of the existing roof. This proposal differs from that previously withdrawn by the applicant as it replaces the flat roof with a low pitched roof. Whilst this does not completely replicate the pitch on the existing dwelling it is of a comparable design and form which respects the prevailing character of roofs within the local area.

b) The proximity of the proposal to the common boundary with the neighbour at No 20 Hermitage Park will result in an element of overshadowing to their garden. The scheme, amended from that previously submitted, has reduced the eaves level and, with the use of hipped dormers, has reduced its vertical height and thus the extent of any resultant overshadowing.

Overall the area of ground affect by overshadowing will be 18 square metres, of which 84% will be contained within the applicants' own garden. Overshadowing will only extend to a strip of land 2.9 square metres in area (4.8 metres long by 0.6 metres in width), equivalent to 2.4% of the garden area to the neighbouring property. This small level of overshadowing represents an acceptable impact upon the present levels of residential amenity to the neighbouring property.

The proposed extension would not represent a significant loss of natural light to the repositioned ground floor window in the neighbouring property. As a result of a recent Building Warrant approval for a rear extension the ground floor window closest to the common boundary has been altered. The new window is located 1.1 metres from the common boundary. Although the submitted plan does not identify its location on the rear elevation correctly it has been calculated to be sufficiently set back from the common boundary so as not to suffer from any detrimental loss of light arising from the proximity of the amended extension, as per the Council's Non-Statutory guidance.

The proposed window in the side elevation, looking across to the neighbours garden serves an en-suite facility to the new bedroom and as such will be obscure glazed. Accordingly, there will be no overlooking of neighbouring properties as a result of this proposal.

The tenement to the west has a rear elevation that stands a further 5 metres back from the original rear elevation of the applicants' house, so the extension aligns with this gable resulting in an acceptable gable to gable relationship. The tenement is separated from the application site by a narrow site containing three lock-up garages, but the redevelopment potential of that site is unaffected by the proposals suffering no prejudice as a result.

In conclusion, the proposal is in accordance with the Development Plan, it provides an acceptable form and design of extension to the property and it will not have any adverse implications for or residential amenity.

It is recommended that the Committee approve this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	37 - Leith Links
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	4 March 2005
Drawing numbers/ Scheme	01-03 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

Appendix A



Application Type Full Planning Application
Application Address: 18 Hermitage Park
Edinburgh
EH6 8HB
Proposal: Proposed first floor bedroom extension
Reference No: 05/00716/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection was received. Those concerns raised are summarised as follows:

- Overshadow rear garden;
- Size of the proposed extension; and
- Overlooking and privacy.

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

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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 **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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