

Full Planning Application 05/00829/FUL
at
29 Hillview Drive
Edinburgh
EH12 8QP

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00829/FUL, submitted by Mr + Mrs McKinlay. The application is for: **Attic conversion + extension to rear**

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

2 The Site and the Proposal

Site description

The property is a detached stone and render bungalow with a slate hipped roof. There is a conservatory to the rear of the property along with a detached single timber garage.

Site history

There is no relevant planning history for this property.

Description of the Proposal

Scheme 3

An existing timber conservatory and a garage will be removed and a 4.4m x 11.2m x 5.9m hipped roof extension is proposed to the rear of the building. The existing hipped roof will be extended to the rear, with a smaller single storey hipped roof the same depth as the proposed extension projecting beyond the side (northern) elevation by 1.7 metres. On the ground floor it is proposed to form a kitchen, dining and sitting area whilst on the first floor the larger roof space will allow the attic area to be converted into a bedroom with an en-suite. A new ground floor bedroom window on the southern gable is proposed. Timber decking 0.45m above ground level and a velux rooflight on the northern (side) elevation obscure glazing are also proposed.

Scheme 2

The size of the decking was reduced and detail of the decking was provided.

Scheme 1

Timber decking was shown but details were not provided

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 existing hipped roof plane will be continued over the rear extension and whilst it complements the existing roof form and pitch it results in a flat roof element. However, the flat roof will generally not be visible from outwith the site or from the front of the property. The proposed extension will not

dominate the property. It is no greater than 50% of the depth of the original property and occupies less than one third of the rear garden ground.

The proposed extension apertures and materials match the existing dwellinghouse and are acceptable.

The decking element of the scheme is of a simple design and subservient to the existing dwellinghouse ensuring that it is also considered acceptable.

b) There will be no adverse overshadowing from the proposed extension.

The decking element of the proposal is within 9.0 metres of the northern boundary with 31 Hillview Drive. The northern boundary has an existing 1.95 metre high screen fence which is located 0.3 metres above the ground level to the rear of the dwelling. The top of the fence is therefore 2.25 metres above the ground level to the rear ensuring that the decking will not overlook the property to the north. The neighbouring garage on the boundary to the south will prevent overlooking in this direction.

The proposed bedroom and en-suite includes the formation of velux rooflights on the front, rear and side (northern) elevations. The windows to the front and rear will not result in overlooking of neighbouring properties. The north facing window is 1.78 metres above the floor level. In this instance it is proposed to install obscure glazing to this velux.

The new bedroom window on the southern elevation of the existing side elevation is permitted development.

To conclude, the proposal is of an acceptable design and scale and will not unduly affect the amenity of neighbouring properties.

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

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	14 - North East Corstorphine
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	23 March 2005
Drawing numbers/ Scheme	1, 3, 6, 9 and 10 Scheme 3

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

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Consultations, Representations and Planning Policy

Consultations

Representations

Two letters of objection were received from a neighbouring property raising the following material planning consideration:

- Loss of privacy through overlooking.

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 in 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

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.

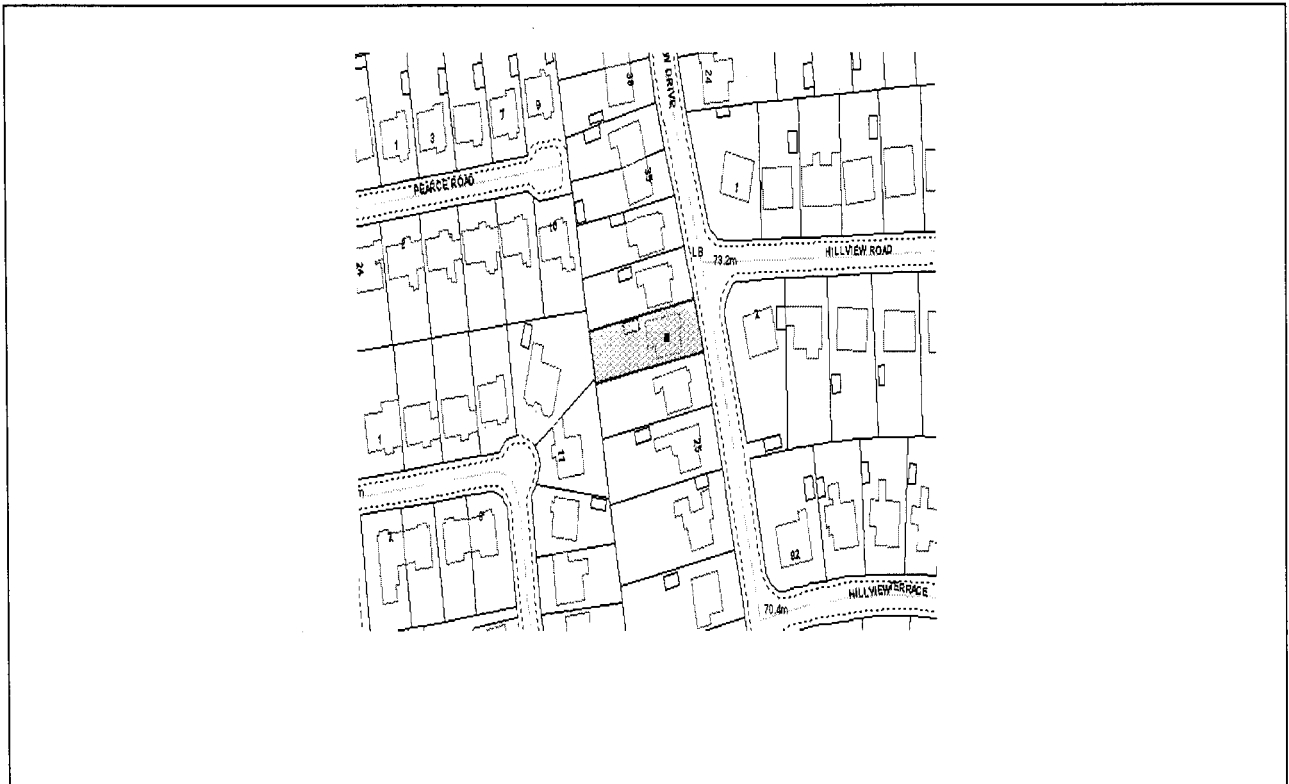
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Location Plan



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