

Full Planning Application 05/01069/FUL
at
8 Peatville Gardens
Edinburgh
EH14 2EF

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01069/FUL, submitted by Liz Dick. The application is for: **Erection of a conservatory**

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 dry dash rendered single storey dwellinghouse located at the end of a cul-de-sac. There is an existing garage on the northern elevation and an extension on the southern elevation. The site slopes down towards the neighbouring dwellinghouses to the east. The property has an irregular shaped rear garden and the section of garden immediately to the rear (east) of the property is less than 9.0m in depth whilst there is a larger section of garden between the dwelling and the Union Canal to the south.

Site history

5 October 1999 Planning consent was granted for an extension to the southern gable, reference 99/01738/FUL. This consent has been implemented.

12 November 2004, planning consent for a P-shaped conservatory to the rear of the dwellinghouse was refused due to overlooking properties to the rear, reference 04/03456/FUL

Description of the Proposal

Scheme 2

It is proposed to erect a 3.5m x 6.5m x 3.5m white uPVC and facing brick conservatory on the rear elevation of the dwellinghouse. The north and south elevations of the proposal are fully glazed whilst the majority of the eastern elevation is solid with top hoppers.

Scheme 1

Initially the south eastern corner of the conservatory was chamfered.

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 conservatory will not result in over one third of the original rear garden ground being developed and is of an appropriate scale for the rear of the property. The conservatory whilst not of a traditional conservatory appearance is considered to be of an acceptable design due to similar extensions having been permitted. The materials are also deemed to be acceptable.

b) The conservatory would not overshadow any neighbouring gardens. The windows in the only elevation which is within nine metres of a residential boundary are 1.8m above the conservatory floor level and so there will be no overlooking of neighbouring residential properties. The proposal complies with the Council's guidelines on Daylighting, Sunlight and Privacy.

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	25 - Parkhead
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	31 March 2005
Drawing numbers/ Scheme	3 and 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.

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

Representations

One letter of representation was received noting the following material considerations:

- Loss of privacy;
- Inappropriate scale

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:

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.

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.

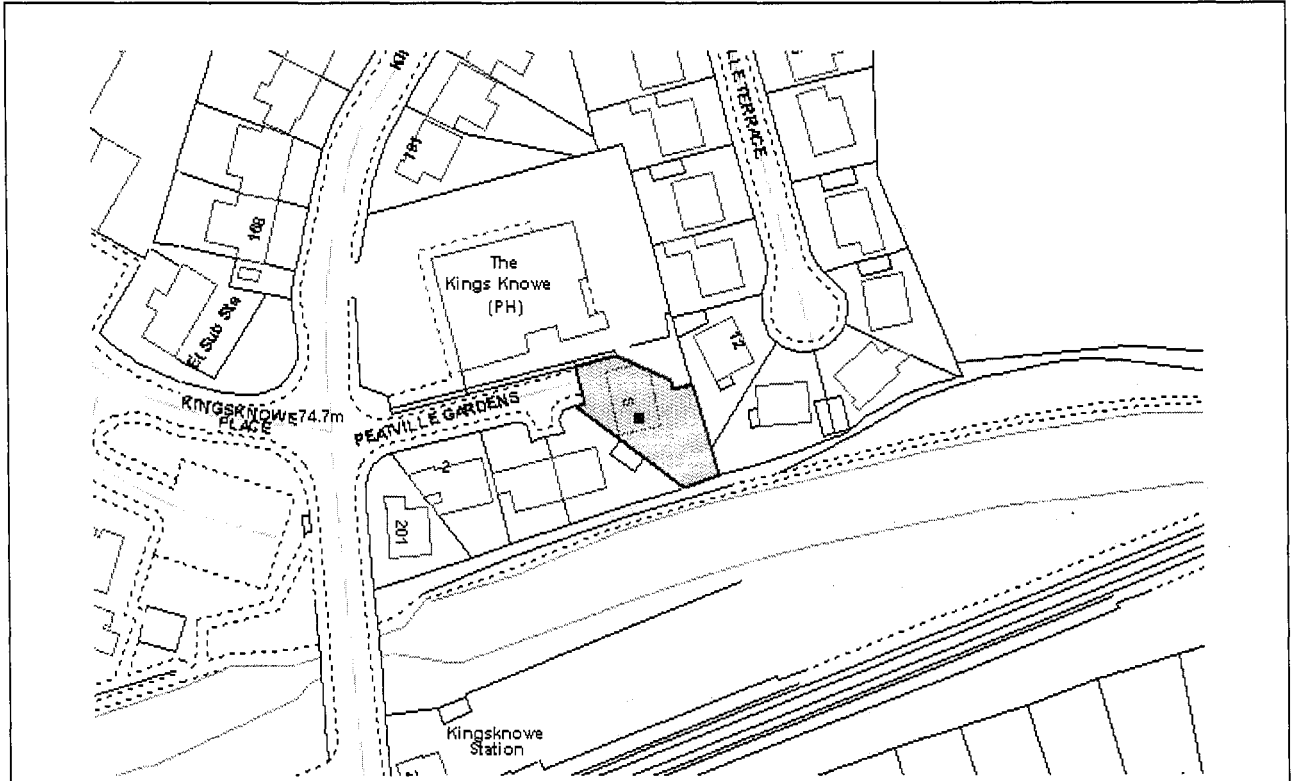
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Location Plan



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