

**Full Planning Application
at
6 Craiglockhart Bank
Edinburgh
EH14 1JH**

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

Proposal: Extend dwelling house and form dormer window to the rear
Applicant: Mr Love
Reference No: 04/00192/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The application site comprises a detached bungalow on the west side of Craiglockhart Bank and is surrounded by similar styled properties. The property is neither listed nor is it located within a conservation area.

Site history

There is no relevant planning history.

Development

This application concerns the erection of a single storey extension and new dormer window at the rear of the existing dwellinghouse. The ground floor extension is to provide an enlarged kitchen/ dining area and the new dormer will provide an additional bathroom. The dormer and roof of the ground floor extension is to be clad in slate to match the existing roof and the external walls of the extension are to be harled finish to match existing house.

Consultations

No consultations undertaken.

Representations

One letter of objection has been received expressing concern that the proposed dormer window will result in an unacceptable level of overlooking which will result in loss of privacy.

Policy

South West Edinburgh Local Plan - Mainly Residential Area.

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

3 Conclusions 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 needs to take account of the following considerations:

a) whether the proposal represents a sympathetic extension to the existing dwellinghouse and

b) whether the proposal will affect the residential amenity of the adjoining neighbouring properties through loss of daylighting/overshadowing and privacy.

a) The scale and design of the proposed extensions relate sympathetically to the dwellinghouse. The dormer is set down from the ridge and up from the eaves and is only marginally over a third of the roof width. It is subservient to the roof. The proposed materials will match that of the main dwellinghouse. The remaining garden area at the rear exceeds 9metres, so retaining an appropriate level of residential amenity. Furthermore the resultant building to plot ratio remains consistent with surrounding plots.

b) In terms of daylighting/overshadowing and privacy impact upon neighbouring properties, the extension will not reduce the gap between the applicant's dwelling and the communal side boundaries. There will be no overshadowing to neighbouring properties as a result of the proposed extensions.

There will be no loss of privacy to neighbours. Although there will be a side kitchen window that overlooks the neighbours rear garden, this is some 6 metres off the communal boundary. The adjacent property sits obliquely to the application property and the window faces a gable wall. There will be no loss of privacy.

Furthermore, the dormer proposed will accommodate a new bathroom, and will not result in overlooking, being over 9m from the rear boundary.

In conclusion, the proposal is acceptable in visual terms and it will not result in any loss of residential amenity to neighbours.

It is recommended that the Committee approves this application, subject to the condition stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Ian Dryden on 0131 529 3464 (FAX 529 3717)

Ward affected 26 -Craiglockhart

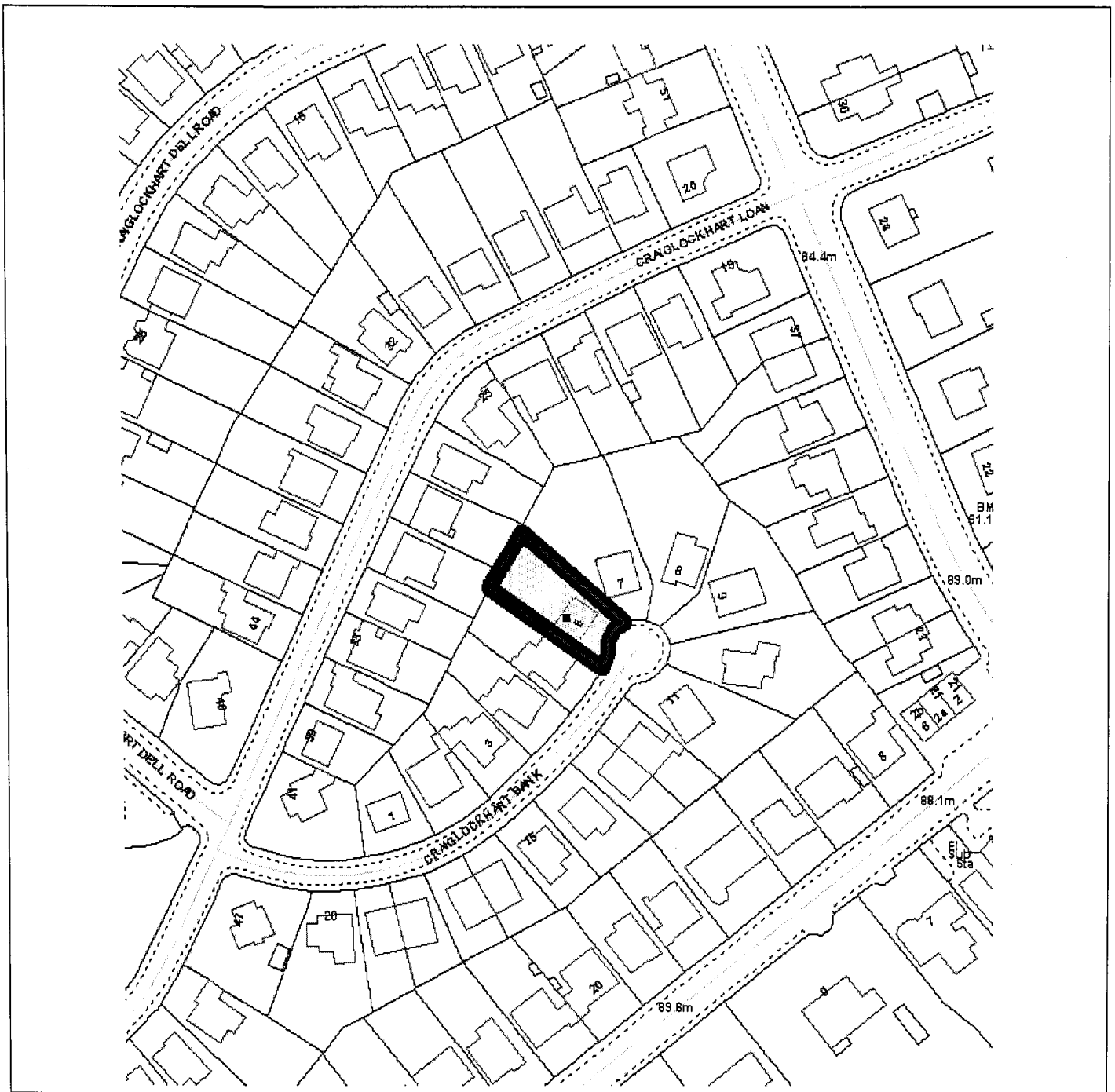
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 2 February 2004

**Drawing numbers/
Scheme** 01, 02
Scheme 1



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PLANNING APPLICATION

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Application number:	04/00192/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			