

**Full Planning Application
at
19 Craigmount Gardens
Edinburgh
EH12 8EB**

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

Proposal: Revised design of existing dormer and new side dormer, in retrospect
Applicant: Mr + Mrs Rogers
Reference No: 04/00078/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 site is a bungalow, finished in reconstituted stone at the front and render at the rear with a slate roof, located within an area of similarly designed houses. The rear garden slopes down and away from the house. The western boundary is a garage and 3-4 metre high shrubs, the eastern boundary is 2 metre hedge and the southern boundary is 3-4 metre high hedge.

Site history

17.7.03 Planning permission was granted for an attic conversion with dormer window to rear, alter window and door to form new french doors and an area of decking. Planning consent number 03/01793/FUL. The scheme has been partially implemented.

Development

Scheme 2

The proposal is retrospective and involves an alteration to the design of the rear dormer from a bay window design to a flat fronted design. The dormer would be of a similar width (2.35 metres) and height (1.45 metres) as the previously approved scheme. The proposal also involves a side dormer facing west which serves the staircase to the attic. The dormer has shallow 'cat slide' roof to it and measures 2 metres in width, 0.8 metres in height and the cat slide roof is 1.7 metres long. The dormers will be finished in materials to match the existing roof.

Scheme 1

The previously approved velux window on the western facing roof pitch had still been shown on the plan view of the attic.

The fenestration detailing on the plans did not accurately reflect the on site construction.

Consultations

No consultations undertaken.

Representations

One letter of objection has been received from a neighbour to the property, the points raise are as follows:-

- loss of privacy
- the side dormer is contrary to the Council's Non Statutory Guidelines on House Extensions

- adverse impact on the character of the area
- the side dormer has been completed without planning permission
- work on the dormer continued after the non compliance with the approved plans had been reported
- the submitted drawings have inconsistencies
- other technical options could have been taken to avoid the need for the side dormer

Policy

The proposal lies within an area mainly allocated for housing on the North West Edinburgh Local Plan area. The proposal is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

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.

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 '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.

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 assess the determining issues, consideration needs to be given to:

- a) whether the proposal is in keeping with the character and appearance of the building and the area
- b) Whether there are any detrimental affects on adjacent properties in terms of loss of amenity

a) The revised design of the rear dormer complies with the Council's Non Statutory Guidelines on House Extensions.

The side dormer has been constructed without consent, a velux window on this roof plane had been previously approved. This side dormer is set well down from the ridge and well up from the eaves. It is set down from the hips of the roof by 300 millimetres which is less than the 500 millimetres required by the Council's Non Statutory Guidelines on House Extensions. However because of the 'cat slide' design of roof on the dormer the profile of the dormer in relation to the hips is reduced. The width of the dormer at 10% (200 millimetres) larger than the guidelines is a minimal increase. A minor infringement of the guidelines is considered justified.

The dormer is on the side roof plane, with the only other dormer on the roof being the previously approved one to the rear. The Councils' Non Statutory Guidelines on House Extensions state that it is preferable to locate dormers on opposing roof pitches, which is not the case with this proposal. However the aim of this guideline is to ensure that the character of the house is not significantly altered and in this case the pyramidal roof shape is a strong characteristic of the property. Because the dormer has a low profile, the pyramidal roof shape is not adversely affected. Both the architectural integrity of the building and the character of the area are maintained.

- b) The proposed dormer will not cause any unacceptable overshadowing.
- c) The dormer window is not located further than 9 metres form the side boundary. However the window serves a staircase which is a non-habitable room and will not have an undue effect on the neighbours privacy.

In conclusion, the development preserves the character and appearance of the building and the area and residential amenity.

It is recommended the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David McFarlane on 0131 529 3512 (FAX 529 3716)

Ward affected 23 -Gyle

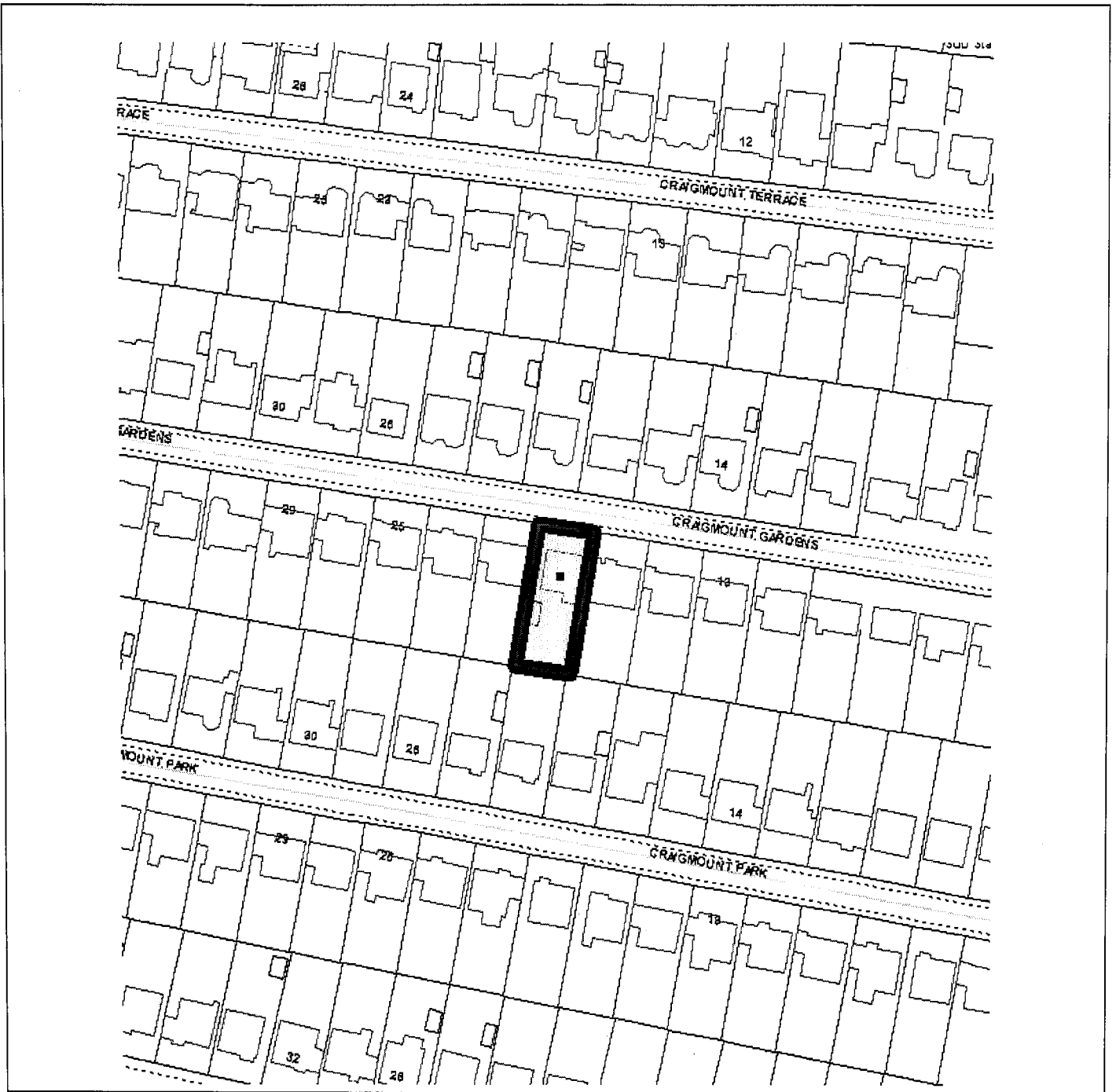
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Residential

File

Date registered 4 February 2004

**Drawing numbers/
Scheme** 4
Scheme 2



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PLANNING APPLICATION

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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**