

**Full Planning Application
at
12 Frogston Road West
Edinburgh
EH10 7AR**

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

Proposal: Extend existing house to form 3 residential units with integral garages
Applicant: Life Property Developments Ltd.
Reference No: 03/03830/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.
2. Before development commences, details of tree removal and replacement shall be submitted to and approved in writing by the Head of Planning _ Strategy.
3. The approved replacement planting scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 3. In order to ensure that the approved landscaping works are properly established on site.
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2 Main report

Site description

The site comprises a ground floor flatted property in a tenement block on the west side of Forbes Road. The area is characterised by a terrace of tenement blocks to the side and rear. Opposite, to the front, is the local health centre.

Site history

There is no relevant planning history for this site.

Development

Scheme 2:

The proposal is for the extension of the existing house and its subdivision to form 3 four bedroomed separate terraced houses with associated gardens. A new vehicular access is proposed to the east of the site. The existing vehicular and pedestrian access will remain. The existing garage to the east will be demolished. The extensions to the house are to the side gables and are 1.5 storeys in height with pitched roofs. Conservatories are proposed to the rear of Houses 1 and 3.

3 balcony windows on the original house to the rear are to be removed and replaced by glazed doors. 2 glazed doors are proposed on the ground floor to the front of the house replacing a window and a door. The proposed extensions increase the footprint of the original house by 133 sq m. The original house has a footprint of 246 sq m. A garden room is proposed in the garden of House 2.

Scheme 1:

The original scheme had a higher ridge height for the extensions.

Materials

Outside walls: To match existing.
Roof: Slate to match existing.
Windows/Doors: Timber

Consultations

Transport

No objections

Environmental & Consumer Services

No objections

Scottish Water

No objections

Representations

2 letters of representation were received. Main issues raised:

- a) Proposal would cause access problems;
- b) Concern over removal of trees;
- c) Loss of privacy;
- d) Detached garden room is close to southern site boundary.

Policy

South West Edinburgh Local Plan

The application site is within a Mainly Residential Area where the existing residential character and amenities are to be preserved.

Draft West Edinburgh Local Plan

The application site is within the Urban Area.

Relevant Policies:

South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

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

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

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

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

3 Conclusions and Recommendations

The main 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?

To address these determining issues the Committee needs to consider:

- a) whether the scale, design and form of the proposal is acceptable;
- b) whether there would be any adverse effect on the residential amenity of neighbours;
- c) Whether the proposals are acceptable in terms of parking access and road safety.

a) The existing house sits in a large garden area of approximately 0.28 hectares. The proposed extensions to the house are approximately 133-sq m in area and would be 54% of the footprint of the original house, which is 246-sq m. The total ground coverage of the new and existing building as a percentage of the site area is approximately 13% which is acceptable in terms of the Council's guidelines on Housing Development in Garden Grounds and therefore maintains an adequate amount of garden ground on the site. The sub-division of the garden ground is satisfactory with the gardens being shared equally. The sub-division of the site allows large plot sizes, (0.09 ha approx) which are in accordance with the spatial character of the area.

The extensions to the house on either gable are subservient to the main house in terms of height with lower eaves and lower ridge heights to reduce massing and any terracing effect. The design is complementary in terms of detailing and proportions and does not detract from the character of the original house. The materials are of good quality and will match the existing.

The applicant has given assurance in writing that it is intended to retain any significant trees on the site with the exception of the tree adjacent to the new garage access at the west end of the site. There are no protected trees on the site. The tree have been inspected by Planning and are not of such merit as to warrant statutory protection.

However, their replacement would provide seating for the new development and conditions are recommended to cover this.

The scale, design and form of the proposal is acceptable and in accordance with the Council's guidelines allowing an adequate amount of garden ground remaining and a sub-division and extension to the existing house which is satisfactory and does not have an adverse impact on the character of the surrounding area.

b) The 2 side extensions to the house are to the gables and in a gable to gable situation with neighbouring properties and so comply with overshadowing criteria. The boundaries to neighbouring properties are adequately screened by trees and the sub-divided application properties are screened for privacy by 2m high walls. There would be no adverse impact on the residential amenity of any occupiers of the development or any neighbouring properties.

c) Transport have no objections to the proposals and they are considered acceptable in terms of parking and road safety.

The proposals are in accordance with the development plan and there are no compelling reasons for not approving this application.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 54 -Kaimes

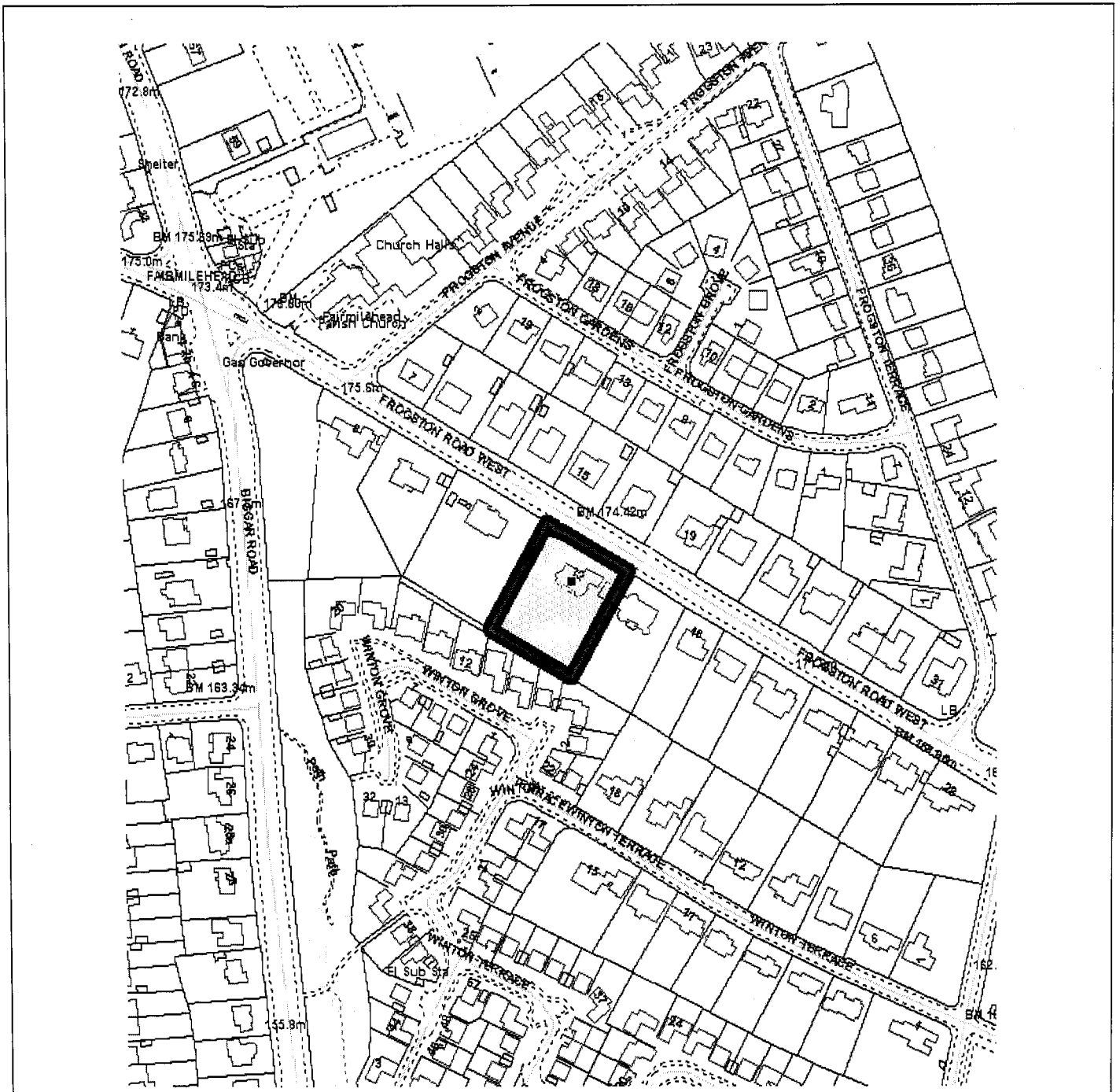
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 17 October 2003

**Drawing numbers/
Scheme** 01-02, 06-12
S2



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PLANNING APPLICATION

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