

Full Planning Application
at
38 Kaimes Road
Edinburgh
EH12 6JT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Loft conversion including 2 new dormers
Applicant: Miss Lim
Reference No: 04/00184/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 property is a detached bungalow on the east side of Kaimes Road, with beige rendered walls and a slate roof. There is an extended section to the rear and a garage to the side. Both appear to be part of the original dwellinghouse. There are a variety of dormers of varying sizes on neighbouring properties.

Site history

There is no relevant planning history for this site.

Development

The proposal is for a loft conversion including two new dormers on the existing roof, one to the front and one to the rear. The front dormer is 2 metres in width and 1.5 metres in height, with the rear dormer being higher level and only 1 metre in height. Both have UPVC windows, slated cheeks and flat roofs.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

North West Edinburgh Local Plan:

The site is in an area defined as mainly residential where existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan:

The site is in an area defined as urban area, and covered by policies DQ6 (Design of New Development) and DQ11 (Alterations and Extensions).

Relevant Policies:

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.

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 addressing these determining issues, the following needs to be considered:

- a) whether the proposal is in keeping with the character and appearance of the property and the wider area; and
- b) whether the proposal has a detrimental impact on neighbouring residential amenity in respect of overlooking or overshadowing.

a) The proposed dormers are both contrary to the non-statutory guidance on House Extensions in that they are both more than a third of the length of the roof plane. However, this breach is minor - 40% of roof plane as opposed to 33%, and the design of the dormers fits in well with the existing roof form without overdominating it. In addition, there are examples of various sizes of dormers on neighbouring properties. The materials proposed are in keeping with the existing dwellinghouse.

b) The neighbouring property to the front is on the other side of Kaimes Road and is 22 metres away and therefore not affected by the new front dormer. The rear garden is well screened on all sides by 2 metres hedging and boundary walls, and is 20 metres in length. The proposed dormer does not directly face any windows. The two new dormers do not impact on neighbouring residential amenity in respect of overlooking or overshadowing and comply with the council's non statutory guidance on Daylighting, Sunlight and Privacy.

In conclusion, the proposed alterations are considered in keeping with the character and the appearance of the property and the wider area. The breach of non-statutory guidance on House Extensions in respect of size is considered marginal and the dormers fit in well with the existing roof form. There is no impact on neighbouring residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Gayle Adams on 0131 529 3918 (FAX 529 3706)

Ward affected 14 -North East Corstorphine

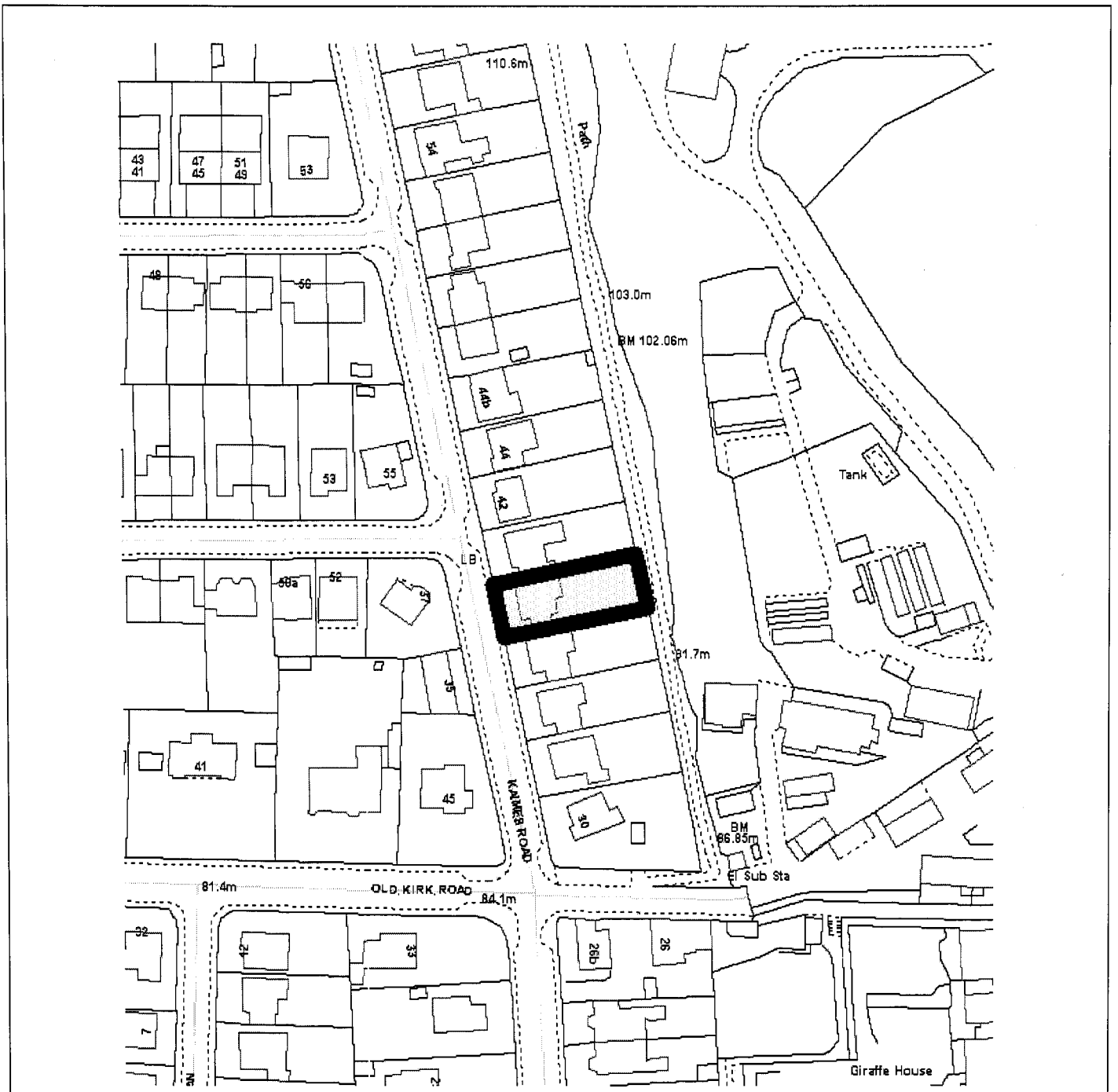
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 2 February 2004

**Drawing numbers/
Scheme**



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PLANNING APPLICATION

Address	38 Kaimes Road, Edinburgh, EH12 6JT		
Proposal	Loft conversion including 2 new dormers		
Application number:	04/00184/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			