

**Full Planning Application  
at  
355 Lanark Road  
Edinburgh  
EH14 2LQ**

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

**Proposal:** Raising roof level to form additional accommodation,  
internal alterations, formation of new driveway and  
relocation of garage

**Applicant:** Mr + Mrs Robertson

**Reference No:** 03/04651/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 large red brick dwelling with concrete roof tiles, brown timber windows and an L-shaped footprint located within the Colinton conservation area. The site slopes steeply from the north west towards the Water of Leith resulting in the house being two storeys in height on the northern and eastern elevations and single storey to the south and west. There is a house to the north at no. 553 and the Water of Leith Walkway to the east.

### **Site history**

None.

### **Development**

It is proposed to add an additional storey to the main section of the dwelling. The additional storey shall include a utility, cloakroom, open plan lounge/dining/kitchen area and a playroom. Part of the extension also involves the creation of a 8.5m x 5.7m decked terrace and a flat roofed double garage. The existing garage shall be removed and the driveway extended to the dwelling, the level of the driveway shall also be raised by up to 2.2m.

The proposed extension will have a mix of timber panelling and red brick to match the existing. The windows will have brown timber frames and the roof will have tiles to match the existing.

### **Consultations**

None undertaken.

### **Representations**

The application was advertised on 30 January 2004.

One letter of representation has been received which raises the following material grounds for objection:

Character detrimentally altered;  
Loss of residential amenity;  
Overlooking;  
Loss of privacy;  
Overshadowing; and  
Noise

## **Policy**

The proposal lies within an area allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

### Relevant Policies:

#### South West Edinburgh Local Plan

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

#### Draft West Edinburgh Local Plan

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

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

#### Non Statutory Guidelines

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 harm the character or appearance of the conservation area?

If they do, there is a strong presumption against the granting of permission.

- 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 amenity of neighbouring properties will be adversely affected by the proposed development;
- b) Whether the scale and design of the proposal are acceptable; and
- c) Whether the character or appearance of the conservation area will be affected by the proposal.

a) The property is located within a large plot and as a result overlooking will not be an issue as none of the proposed windows or terrace are within 9.0m of the boundary with 353 Lanark Road. No other residential properties share a boundary with the property. Overlooking to and from the woodland to the south cannot be taken account of.

Using the 43 degree method any shadow created by the proposed development will fall within the applicants' own garden ground. This, along with the fact there is no adverse overlooking, ensures that the proposal complies with the council's non-statutory guidelines on Daylighting, Sunlight and Privacy. Residential amenity is therefore safeguarded.

b) The roof design complements the existing roof with tiles to match the existing and with a shallower pitch to reduce the mass. The mix of the existing brick finish and timber panelling will break up the mass of the dwelling when viewed from the north and east. The increase in height will not however be apparent from the east, as any observer is substantially lower than the property and the terrace is at this end of the property.

Given the topography of the site and large plot, the proposal is of an acceptable scale.

c) The character and appearance of the Colinton conservation area will not be adversely affected by the proposed alterations due to the location and existing screening within the site and the appropriate form of the development.

It is recommended that the Committee approves this application.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** Kevin Murphy on 0131 529 3794

**Ward affected** 25 -Parkhead

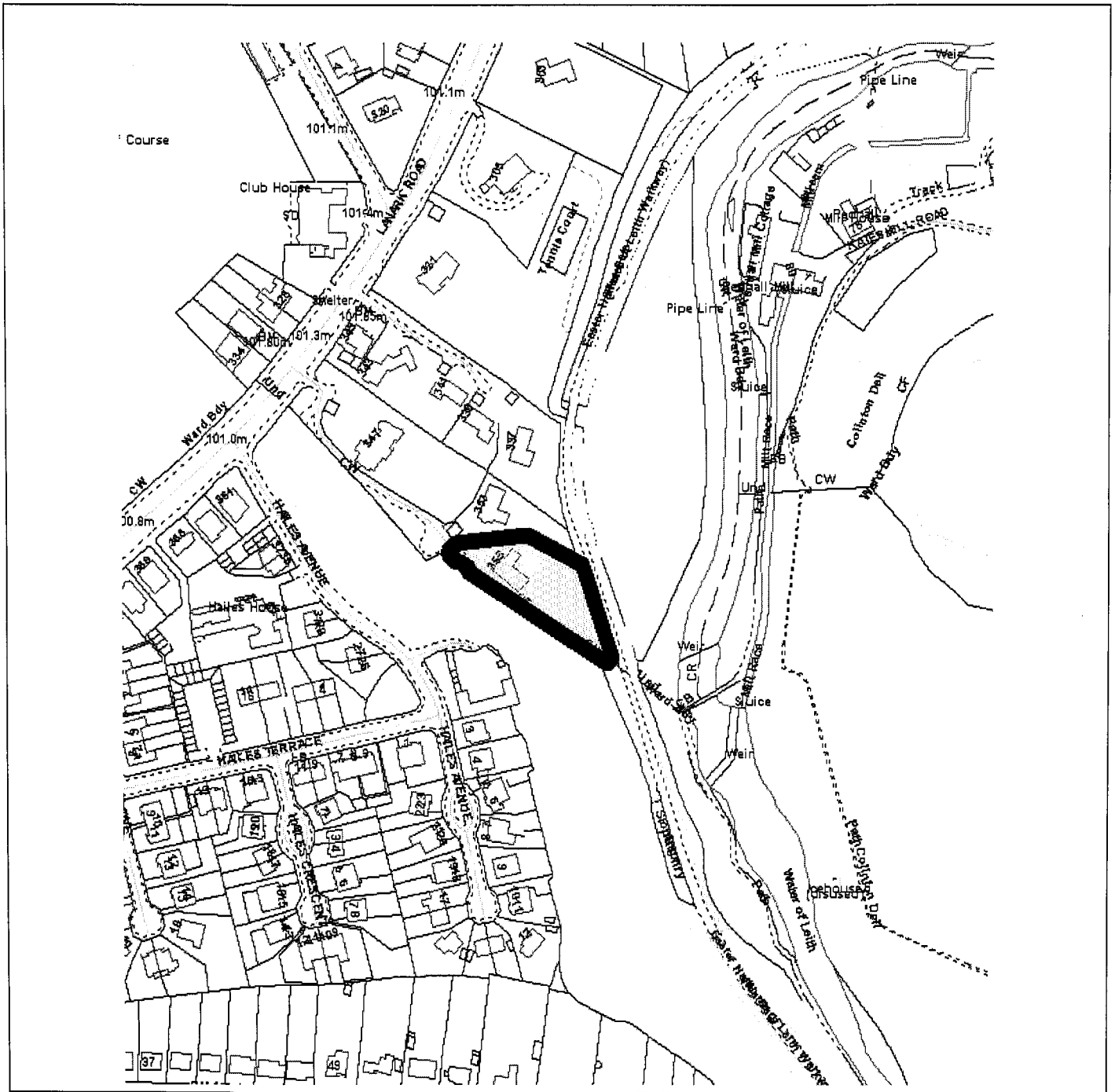
**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 15 January 2004

**Drawing numbers/  
Scheme** 1-7, 9, 11 and 12  
1



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# **PLANNING APPLICATION**

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|---|---|-------------|---------------------|
| <b>Address</b>  | <b>355 Lanark Road, Edinburgh, EH14 2LQ</b>   |             |                     |
| <b>Proposal</b>   | <b>Raising roof level to form additional accommodation, internal alterations, formation of new driveway and relocation of</b> |             |                     |
| <b>Application number:</b>                                      | <b>03/04651/FUL</b>   | <b>WARD</b> | <b>25- Parkhead</b> |
| <b>THE CITY OF EDINBURGH COUNCIL</b>                            |   |             |                     |
| <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b> |   |             |                     |