

Full Planning Application
at
38 Cammo Grove
Edinburgh
EH4 8EX

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to dwelling house
Applicant: Mr + Mrs Johnson
Reference No: 03/02790/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 dates from the 1950s but with a 1930s aesthetic, and is white rendered with a grey tile roof. It lies in a street of similar large detached houses of roughly the same date and varying designs.

Many have been extended, some with two storey extensions.

A public footpath lies to the immediate north side, linking Cammo Grove to Cammo Walk. This is edged by tall hedging.

Site history

23rd September 1992 - consent approved for single storey extension on south side.

Development

The application proposes a two-storey side extension to a two-storey house. This replaces an existing single storey extension. An existing garage is widened and reintegrated into the new form, remaining as a single storey element projecting forward of the new two storey element to the line of the main frontage.

A new hipped roof marries with the existing roof with the same eaves and ridge levels.

Materials match existing.

Consultations

No consultations undertaken.

Representations

Five neighbouring residents wrote in objection on grounds of

1. Excessive size
2. Out of character
3. Loss of daylight/privacy
4. Loss of view
5. The house has already been extended
6. Extension may be used for commercial purposes
7. Size exceeds Permitted Development rights.

Policy

The property lies in a Mainly Residential Area as shown in the NWELP. The revised West Edinburgh Local plan identifies it as an Urban Area.

Draft West Edinburgh policies are

DQ6 - Quality of new development to make a positive contribution to the area, and have regard to its character.

DQ11 - extensions to houses should be subservient and relate carefully to the original building.

Relevant Policies:

North West Edinburgh

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring developmen

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 they do, are there any compelling reasons for not approving them?

If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider a) the effect of the scale, form and design on the character of the area b) the effect on neighbouring amenity.

a) The extension harmonises in design and form with the existing house and the area as a whole.

The recessed position of the upper floor allows visual subservience, and the minor breach of House Extension policy (in not having a lower ridge) is considered acceptable in the context.

The net bulk of the proposal remains appropriate to the site area and is not out of character within the wider area.

Several two-storey extensions already exist on the estate, but these have flat roofs. This is not desirable in terms of the area's character, and flat roofs of this height would now usually be resisted. The proposal is therefore seen as more in character than previous extensions.

The additional two-storey width (12.5m rather than the original 8m) remains less than several buildings on the estate (including the building immediately opposite).

b)The proposal is in a gable-to-gable relationship with the flanking house (and further distanced by a narrow public path) and does not give rise to overshadowing or privacy loss in terms of policy guidelines to any neighbouring property.

The effect of the section of the building which is outwith the gable-to-gable zone falls totally onto the adjacent public footpath. This affects an area of 7sqm on the path outwith the gable zone. The effect is further lessened by a tall hedge which already overshadows the path. Policy does not cover effects such as this, and this is acceptable.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 05 -Cramond

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File AF

Date registered 31 July 2003

Drawing numbers/ 1-7
Scheme Scheme 1



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PLANNING APPLICATION

Address	38 Cammo Grove		
Proposal	Extension to dwelling house		
Application number:	03/02790/FUL	WARD	05- Cramond
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			