

Full Planning Application
at
74 Gogarloch Road
Edinburgh
EH12 9JA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to house
Applicant: Mr + Mrs Donegan
Reference No: 03/01494/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 comprises a detached property on the west side of Gogarloch Road. There is a garage to the rear.

South Gyle Road lies to the south.

Site history

There is no history for this property.

Development

Scheme 2

It is proposed to construct a 2-storey extension to the rear. It would measure: 4.4 metres long at the maximum by 4.8 metres wide and would have a maximum height of 6.6 metres.

Materials: Facing brick to match existing; concrete tiles to match existing.

Removal of existing wall and fence and the erection of a new 1.9 metres high timber fence to match existing.

Scheme 1

The extension was 0.5 metres longer at each side than in scheme 2.

Consultations

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Representations

A letter has been received from the neighbour raising the following points:

1. Overshadowing

Policy

North West Edinburgh Local Plan

Housing Site 14

Draft West Edinburgh Local Plan

Urban area

Relevant Policies:

North West Edinburgh Local Plan

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 development.

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 on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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 address these determining issues the Committee needs to consider:

- a) whether the design of the proposals is acceptable and
- b) whether there would be any adverse effect on the amenity of adjoining property as a result of the development.

a) The proposed extension is acceptable in terms of its design. It is a third of the rear garden length and is set down from the top of the ridge of the existing roof.

Materials proposed are acceptable.

The proposed fence is acceptable.

b) The proposal would not result in any adverse overshadowing of adjoining property, being over 5 metres from it.

Windows in the gable of the extension would be more than 9 metres to the rear site boundary. There would be no new windows facing the adjoining property at number 72.

New windows in the south elevation of the property would face the road.

There would therefore be no adverse loss of privacy to adjoining property.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Karen Robertson on 0131 529 3990 (FAX 529 3716)

Ward affected 23 -Gyle

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Housing

File

Date registered 25 April 2003

**Drawing numbers/
Scheme** 2-5, 7, 9-12
Scheme 2



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PLANNING APPLICATION

Address	74 Gogarloch Road		
Proposal	Extension to house		
Application number:	03/01494/FUL	WARD	23- Gyle
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			