

Full Planning Application
at
49 Echline Grove
South Queensferry
EH30 9RU

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension and alterations to north gable of dwelling house
Applicant: Mr + Mrs Purdie
Reference No: 03/01679/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

49 Echline Grove is a one and a half storey semi-detached dwellinghouse located in a residential area to the south of Boness Road.

The property is well screened by planting around the rear boundary.

Site history

There is no relevant planning history for this site.

Development

The applicant seeks planning permission for a one and half storey extension to the side of the dwelling to tie in with the existing ridgeline of the house and an extension to the front of their existing garage to create further domestic accommodation.

Scheme 1

The applicant proposed to continue the existing roofline of the dwellinghouse and included dormers within the roofspace.

Scheme 2

The applicant removed the proposed dormers and reduced the scale of the extension above the garage.

Consultations

No consultations undertaken.

Representations

One letter of representation has been received from the neighbouring property No. 50, who has raised concerns over the overshadowing of his rear garden area and the visual impact of the development.

Policy

The application site lies within the adopted Queensferry Local Plan area and the Finalised Rural West Edinburgh Local Plan Area. The area is allocated as an existing residential area.

Relevant Policies:

Policy QU231 seeks to maintain the residential character of existing housing areas by not permitting changes of use or new developments which would result in loss of amenity or of residential accommodation.

Policy QU263 seeks to control and influence the design of development, including alterations and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired and the amenity of their surroundings is not adversely affected.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

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 address the determining issues, the Committee needs to consider a) whether the development is in keeping with the character of its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The area is predominantly residential in character and the proposed house extension is fully in keeping with the character of the locality.

The proposed house extension is contrary to the Council's non-statutory guidelines on House Extensions in the respect that the extension to the former garage sits forward of the building line of the house.

However this part of the extension sits level with the neighbouring garage at No.50 and is of appropriate design and materials, and the development is not considered to create any significant adverse effect on visual amenity.

b) The proposed extension is contrary to the Council's non-statutory guidelines on Daylighting, Sunlight and Privacy in the respect that overshadowing resulting from the loss of daylight is not confined within the applicant's own plot.

The rear garden ground of No. 50, is presently overshadowed by the dwellinghouse at No.49 and their own garage. The original application was amended to remove a section of the extension above the garage and the dormers reducing the amount of development at first floor level and overshadowing to the neighbouring property. Most of the overshadowing falls on the garage roof of the neighbouring property or within the shadow of the existing dwelling. The extension as amended will result in an area of the rear garden (approximately 7 square metres) being overshadowed.

The area of additional overshadowing is considered small in relation to the existing situation and the remaining garden and in this case the proposed development is not considered to detrimentally affect the amenity of the neighbouring dwelling.

There is no material effect on privacy.

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 Steven Black on 0131 529 3904 (FAX 529 3716)

Ward affected 04 -Queensferry

Local Plan Queensferry

**Statutory Development
Plan Provision** Residential

File

Date registered 20 May 2003

**Drawing numbers/
Scheme** 01



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L The City of Edinburgh Council 1998.

PLANNING APPLICATION

Address	49 Echline Grove		
Proposal	Extension and alterations to north gable of dwelling house		
Application number:	03/01679/FUL	WARD	04- Queensferry
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			