

**Full Planning Application 05/00613/FUL
at
186 Willowbrae Road
Edinburgh
EH8 7QH**

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

1 Purpose of report

To consider application 05/00613/FUL, submitted by Mr + Mrs Rutherford.
The application is for: **Extension to existing house**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property is a semi detached bungalow situated in an elevated position on the western side of Willowbrae Road. There is a driveway to the front and side of the property, to the rear is an area of decking. The neighbouring dwelling to the south has two side facing windows.

Site history

18/5/01 Planning permission was granted for an attic conversion with dormers to front and rear and a terrace ref 01/00907/FUL. The raised patio (terrace) to the rear of the property was proposed at 0.9 metres off the ground. At the time, the neighbours on each side of the property each signed a document

stating that they had no objection to the terrace and that they did not wish the 2 metre screen boundary to be raised in height.

Description of the Proposal

Scheme 1

The proposal is for a single storey side extension which would extend 2.9 metres across the width of the plot and 10.25 metres in depth. It would be set back 0.5 metres from the front of the property and back 0.5 metres from the rear. The ridge would lie 0.4 metres below the ridge of the original dwelling. The ground floor of the extension would be built up by one metre at the front to align with the main dwelling. Internal stairs allow the extension to have patio doors opening out onto the rear garden. The extension would be finished in materials to match the original dwelling.

Scheme 2

The application has been revised to set the extension back 1 metre from the front of the property, aligning with the rear of the property. This would result in the ridge of the extension being set down 0.4 metres from the height of the ridge of the original dwelling.

3 Officer's Assessment 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 design is satisfactory given the setting of the site;
- b) Whether the proposals are detrimental to residential amenity or road safety.

a) The proposed extension (as revised) follows the proportions and design principles of the original dwelling. It would be set back 1 metre from the front of the property and set down 0.4 metres from the ridge. Whilst not meeting the Council's House Extension Non Statutory Policy Guidelines of a one metre set down, it is considered that the resultant extension would be subservient to the main dwelling, and would avoid the creation of a terracing effect. The roof pitch is shallow and as such the proposed level of set down is considered appropriate.

Whilst the property is one half of a pair of semi detached bungalows the symmetry has been lost due to the introduction of a front dormer window and the insertion of new upvc windows. In this regard it is considered that the proposal would not result in an imbalance of the properties and the design is considered acceptable.

The neighbour to the south has raised an objection on the grounds that he would be unable to extend in a similar fashion. Any future extension on the neighbouring side would be considered on its merits.

b) No side facing windows are proposed and therefore no overlooking would arise. As the proposal sits in a gable to gable situation no unacceptable overshadowing would arise. The proposal complies with the Council's Non Statutory Guidelines in respect of Daylighting Privacy and Sunlight.

The rear decking/patio area is existing and neighbours raised no objection in 2001 to its erection. The introduction of a new opening and staircase to the south facing side is a minor alteration to the original proposal and would not lead to an increased loss of privacy.

There are no material planning considerations which outweigh this consideration.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 3594 (FAX 529 3716)
Ward affected	36 - Mountcastle
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing
Date registered	23 February 2005
Drawing numbers/ Scheme	

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 186 Willowbrae Road
Edinburgh
EH8 7QH

Proposal: Extension to existing house
Reference No: 05/00613/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received from a neighbouring resident with respect to the original scheme. The concerns may be summarised as follows;

- Extension comes to the boundary excluding the possibility for the neighbour (objector) to extend in a similar fashion
- The proposal would detrimentally alter the appearance and character of the area
- The proposal does not achieve an adequate standard of residential amenity
- Increase noise levels from the room on the boundary
- Loss of privacy and overshadowing contrary to Council Guidelines
- Concern re openings proposed on the decking area

Due to the minor changes made to the application the applicant has not been renotified, therefore his original letter of objection is still relevant.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The proposal is subject to the Housing and Compatible Use policies of the North East Edinburgh Local Plan.

Relevant Policies:

Policy H4 (DESIGN OF NEW HOUSING DEVELOPMENT) sets out general design considerations for new housing development.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Appendix B



Application Type Full Planning Application
Application Address: 186 Willowbrae Road
Edinburgh
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Reference No: 05/00613/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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.

End



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PLANNING APPLICATION

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Proposal	Extension to existing house		
Application number:	05/00613/FUL	WARD	36- Mountcastle
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			

