

**Full Planning Application 05/00621/FUL  
at  
75 Balgreen Road  
Edinburgh  
EH12 5UA**

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

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**1 Purpose of report**

To consider application 05/00621/FUL, submitted by Mr Allen + Ms Smith. The application is for: **Extend existing single-storey outshot at rear of house with related internal alterations, form vehicle pavement crossing and driveway at front.**

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 terraced villa with a large narrow garden to the rear with an existing small out-shoot building, currently used for a kitchen. The rear garden is bound to the north and south by a brick wall of some 1.5 metres in height.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The applicant seeks planning permission for the erection of a rear extension, which incorporate the existing out-shoot building and extends this by 1.2 metres towards the communal boundary that is shared with No.73 Balgreen Road. The height of the roof would be offset by some 450mm from the existing ridge line of the out-shoot building. The extension roof would be finished in slate to match the existing property with rendered external walls. Additionally the applicant wishes to form a hard-standing for a vehicle to the front of the property with a 2.5 metre opening in the existing stone wall. A gate would be inserted into this opening. The tree would be retained. However the formation of the access is permitted development as the property is a dwelling house that is not within a conservation area. Balgreen Road is not a classified road.

## **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 these determining issues, the Committee needs to consider

a) The effect of the proposals on the property and the surrounding area and

b) Residential amenity.

a) The scale of the extension is modest and fits comfortably in with the property and the surrounding area. The use of materials to match the existing property would assimilate the extension into the existing property in a pleasing manner.

b) Given the size and scale of the extension most overshadowing would occur within the applicant's garden with very minimal overshadowing of the neighbour at No.73. At 4.2 metre deep, the extension marginally exceeds the 4 metres allowed by the guidelines for single storey extensions on the boundary. However, the extension is almost two metres back from the boundary which more than compensates. There would be a high level window

on the north elevation. This would be set at 1.8 metres above ground level. A window and folding timber framed doors are proposed to the east elevation. The window would replace an existing window on the same elevation and are over 13 metres from the rear boundary. There would be no loss of amenity for residents in terms of overlooking.

As stated above, the boundary is permitted development.

In conclusion, the proposals preserve the character of the property and the surrounding area and would not prejudice residential amenity. There are no other material considerations that outweigh this conclusion.

It is recommended that Committee approves this application, subject to a condition on fenestration.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Mark Russell on 529 3665
<b>Ward affected</b>	27 - Stenhouse
<b>Local Plan</b>	North West Edinburgh/Draft West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	25 February 2005
<b>Drawing numbers/ Scheme</b>	1 to 3

### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 75 Balgreen Road  
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EH12 5UA

**Proposal:** Extend existing single-storey outshot at rear of house with related internal alterations, form vehicle pavement crossing and driveway at front.

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was not advertised. One letter of objection has been received. A summary of this is as follows:

- Overshadowing
- Loss of mature tree
- Lack of information relating to external materials, drainage and structural alterations.

***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

North West Edinburgh Local Plan - Mainly Residential Area

Draft West Edinburgh Local Plan - Urban Area.

### Relevant Policies:

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

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

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

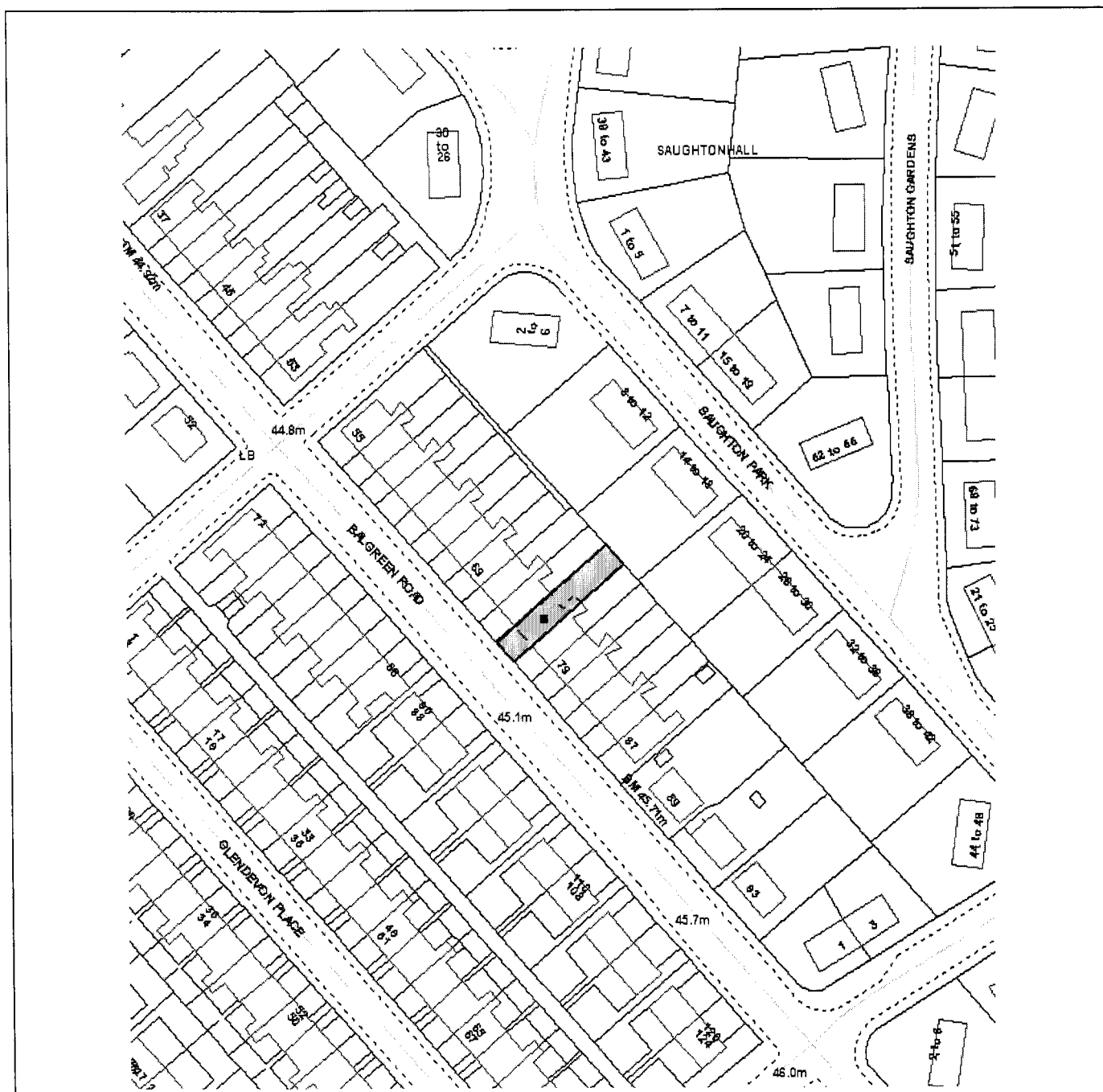
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. There shall be no alteration to the fenestration hereby approved unless it is agreed in writing by the planning authority.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>75 Balgreen Road, Edinburgh, EH12 5UA</b>		
<b>Proposal</b>	<b>Extend existing single-storey outshot at rear of house with related internal alterations, form vehicle pavement crossing</b>		
<b>Application number:</b>	<b>05/00621/FUL</b>	<b>WARD</b>	<b>27- Stenhouse</b>
<b>THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			