

**Full Planning Application 05/00056/FUL**  
**at**  
**40 Candlemaker's Park**  
**Edinburgh**  
**EH17 8TH**

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

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**1 Purpose of report**

To consider application 05/00056/FUL, submitted by Mr + Mrs Venters. The application is for: **Alteration and extension of dwelling - single storey at rear and 2 storey at side**

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

**2 The Site and the Proposal**

**Site description**

The application site contains a two-storey, semi-detached dwelling house of buff coloured brick under a concrete tiled pitched roof. The property has a lean-to porch projection on the front elevation.

The dwelling stands on a cul-de-sac, situated off a central spine road, within a modern estate of similar two-storey houses, both detached and semi-detached. Immediately to the south west of the site stands a single storey dwelling.

The rear garden is bounded by 1 metre high, horizontal hit-and-miss, timber fence to the side boundaries and an 8 metre high, densely planted Leylandii hedge.

## Site history

There is no relevant planning history for this site.

## Description of the Proposal

The application is for the erection of a two-storey side extension and a single-storey rear extension. The side extension is 2.7 metres by 9.0 metres to a ridge height of 6.9 metres. This matches the existing ridge height of the dwelling, and to the front elevation extends to match with the existing porch projection. The rear extension is 8.1 metres by 3.0 metres with a mono pitch roof to a height of 3.5 metres, a level immediately below the first floor window cills.

The extension provides an enlarged kitchen and dining area together with a bedroom and en-suite facility on the ground floor and a bedroom extension and a fourth bedroom on the first floor.

The extension is to be faced in brick and concrete tiles to match with the existing 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 these determining issues, the Committee needs to consider whether: (a) the proposal will adversely affect the character of the existing building or the surrounding area; and (b) there will be any loss of residential amenity as a result of the proposals.

a) The extension to the rear projects 3.0 metres from the existing elevation of the building into a garden formerly with a depth of 10.4 metres. As such the proposal will take up 29% of the garden depth, in compliance with the Council's Guidelines on extensions and will retain a sufficient level of open space for the residents. The side extension is flush with the existing façade of the property. This is contrary to the Council's Guidelines on extensions. However, this aspect of the policy is to avoid a terraced effect arising. The nature of the detached house to the west makes it impossible for a terraced

effect to arise, therefore this objective is not relevant. The proposal will maintain the character and appearance of the overall building and area.

b) The rear extension is single storey and projects 3.0 metres, along the common boundary on each side of the property. This complies with the Council's Guidelines on overshadowing and will not result in detrimental level of overshadowing to either neighbour. Although the site is at a slightly higher level than the neighbouring single storey house to the south west, the 2 storey side extension forms a gable-to-gable situation with the neighbouring dwelling, at No 41, which again complies with the Council's Guidelines. No significant privacy issues arise from the proposal in policy terms. The rear windows are less than 9m from the rear boundary. A hedge on that boundary prevents overlooking, but in any event it is a front garden, rather than a private rear garden which is located to the rear.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines and preserve visual and residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	John Maciver on 0131 529 3918
<b>Ward affected</b>	56 - Gilmerton
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	11 January 2005
<b>Drawing numbers/ Scheme</b>	01-02 Scheme 1

**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, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

## Appendix A



**Application Type** Full Planning Application

**Application Address:** 40 Candlemaker's Park  
Edinburgh  
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### **Consultations, Representations and Planning Policy**

#### **Consultations**

No consultations undertaken.

#### **Representations**

One letters of objection was received. Those concerns raised are summarised as follows:

- overshadowing of rear garden and patio;
- loss of light to existing rear windows; and
- drop in ground level will intensify that impact.

Other issues are not material.

***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**

**Finalised South East Edinburgh Local Plan - Urban Area**

#### **Relevant Policies:**

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

**South East Edinburgh Local Plan** - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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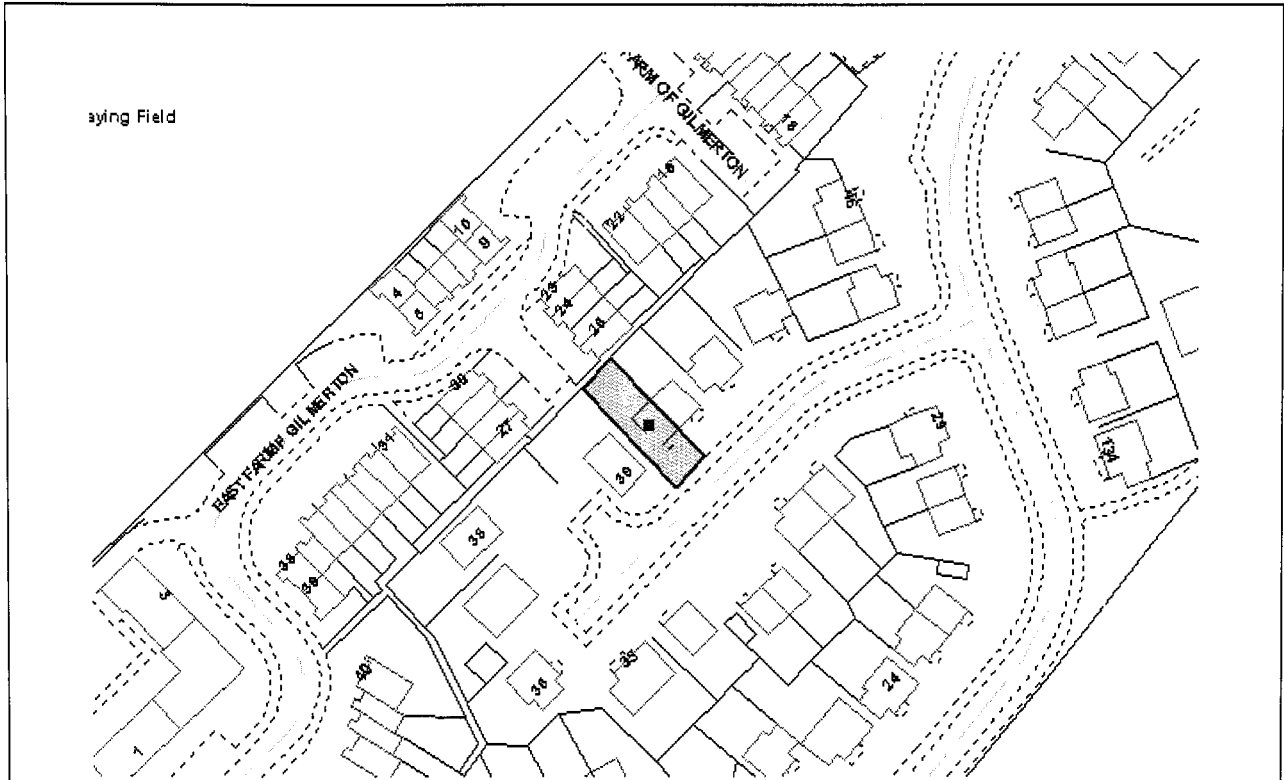
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## Location Plan



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