

**Full Planning Application 04/04615/FUL
at
26 Corstorphine Hill Avenue
Edinburgh
EH12 6LE**

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

1 Purpose of report

To consider application 04/04615/FUL, submitted by Mr Fraser. The application is for: **Alterations and basement extension to ground floor flat and balcony and conservatory to rear (as amended)**

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 brown dry dash rendered lower villa within a block of 4. The ground slopes down from the front towards the rear of the site and the property is two storeys to the street and three storeys in height to the rear. There is an external stair on the rear elevation providing access to the rear garden. The garden immediately to the rear of the building belongs to the applicant whilst the land beyond this and to the side belongs to the upper villa.

Site history

December 1998 Planning consent was granted for new windows and french doors to an external wall, reference 98/03266/FUL. This consent has not been implemented.

Description of the Proposal

Scheme 4

It is proposed to convert the lower ground floor to living accommodation and add a 4.2m x 3.0m x 2.8m conservatory to the rear of the building. A new window and French doors are proposed on the lower ground floor rear elevation. The uPVC conservatory would have a firewall on the western elevation. The 2.25m high screen fence which was proposed along the eastern boundary opposite the conservatory has been omitted.

Scheme 3

Included a 2.25 metre high screen fence

Scheme 2

A balcony above the conservatory formed part of the proposal.

Scheme 1

The screen fence to the east did not form part of the original proposal.

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 need to consider:

- a) Whether the scale and design of the proposal are satisfactory; and,
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The proposed alterations to the existing basement are acceptable and the alignment and proportion of the proposed window and door reflect those of the apertures above.

The proposed conservatory will not take up more than one third of the applicants' rear garden ground and is considered to be of an acceptable design and scale for the property.

b) As the single storey proposal only projects 3.0m into the applicant's rear garden ground, the degree of overshadowing to the west will be within the overshadowing criteria set within the Council's policies.

The conservatory is about six metres from the eastern boundary. However, as the property is part of a four-in-a-block there is already overlooking, and the adjoining proprietor has confirmed that a screen fence on this boundary is not required.

The proposed conservatory will be 8.6m from the rear boundary and although this is within the 9.0m window to boundary distance required by the Council's guidelines the level of overlooking will be no worse than at present from the applicants' rear patio. Due to the rear garden ground sloping to the south it is not possible to provide a fence of an acceptable scale and in any case there is already overlooking due to the flatted nature of the dwellings. The degree of overlooking is therefore considered to be minor.

In conclusion the proposals respect the character of the area and will have no undue impact on residential amenity.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	14 - North East Corstorphine
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	23 December 2004
Drawing numbers/ Scheme	2, 8, 9 and 10 Scheme 4

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, Helen Martin on 0131 529 3517. Email: helen.martin@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: 26 Corstorphine Hill Avenue
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EH12 6LE
Proposal: Alterations and basement extension to ground floor flat and balcony and conservatory to rear (as amended)
Reference No: 04/04615/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

Three letters of objection were received, one to the first scheme and two to the second. The following material points were made in relation to each scheme:

- Overlooking of neighbouring property; and
- Overshadowing of neighbouring property.

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 lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

Draft West Edinburgh Local Plan

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

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.

Non Statutory Guidelines

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.

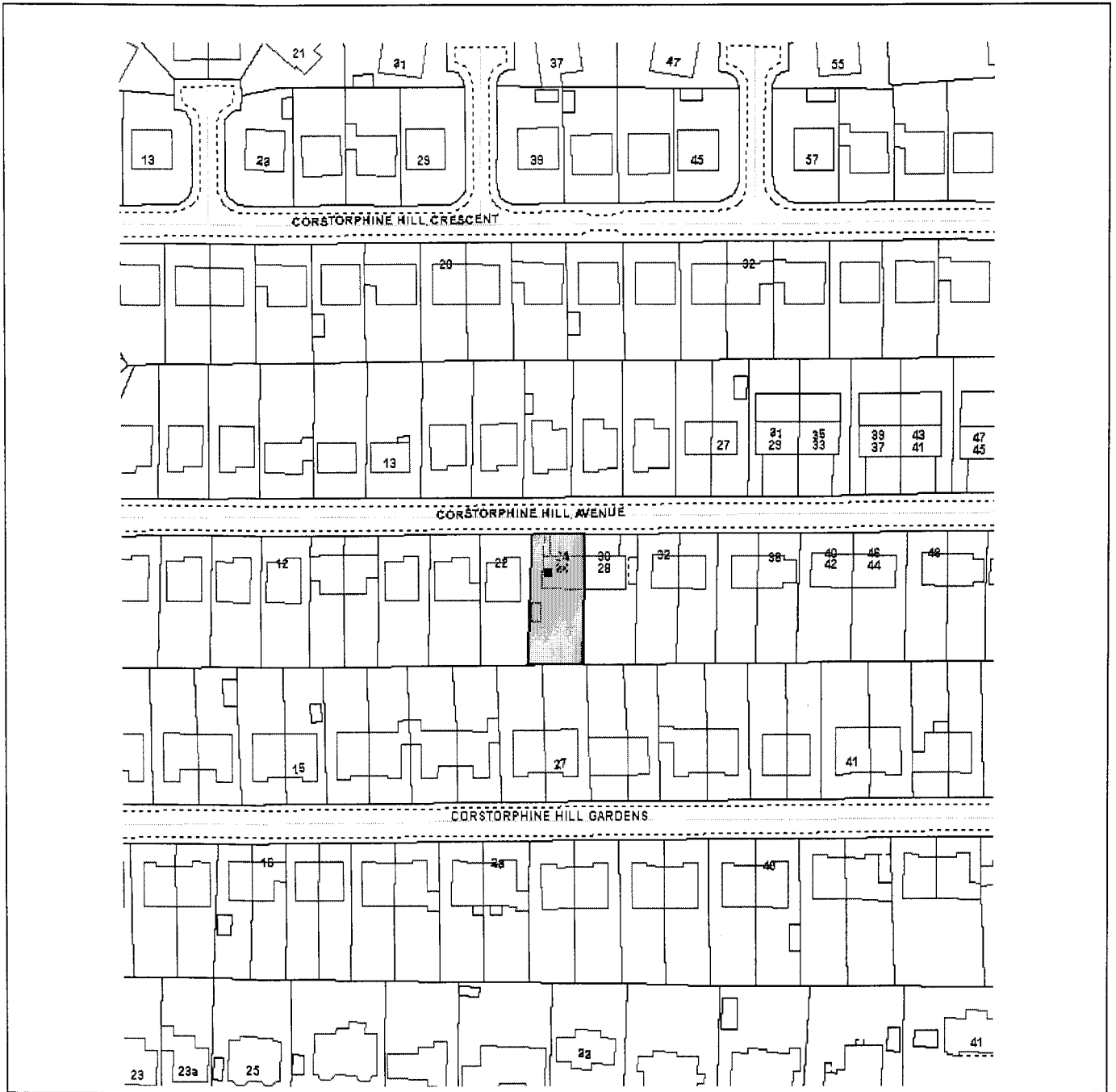
Conditions

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.

End



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<h1><u>PLANNING APPLICATION</u></h1>			
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Application number:	04/04615/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			