

**Full Planning Application 05/00432/FUL
at
76 Gilmerton Dykes Road
Edinburgh
EH17 8PE**

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

1 Purpose of report

To consider application 05/00432/FUL, submitted by Mr Evans. The application is for: **Extension to house to form bedroom and study/bedroom over existing garage and form new glazed front porch.**

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 property is a two-storey detached dwellinghouse situated on the north side of Gilmerton Dykes Road. The dwelling is part of a larger residential development of similar styled properties. The house is finished with brick and painted rough render, the roof of the property is pitched with small hips at the gable ends, the roof is clad in concrete roof tiles, terracotta in colour. At present there is a two metre gap between the houses (1 metre on either side of the boundary). No windows exist on either gable.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal is to erect a first floor extension above the existing single storey integral garage. The proposal would extend to the existing building lines to the front rear and side, with the height of the proposed roof tying in to the existing roof, clad in concrete tiles. The external walls are to be finished with materials to match existing including painted render and facing brick. The windows proposed to the front and rear elevations are to be of the same specification as the windows existing.

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

In order for the Committee to determine this application the following issues should be considered.

a) the effect of the scale, form and design on the character of the area

b) effect on neighbouring amenity

a) The proposed extension is to be erected on top of the existing garage (which adjoins the main dwelling on the west elevation) using materials to match the existing property. The extension seeks to continue the original design and materials contained within the original property. It will have a minimal impact on the character of the dwellinghouse and remains in character with the broader area. The proposed first floor extension does not step back from the main elevation as suggested by the house extensions policy guidance; however the overall effect of the extension is considered acceptable as detailed above. The proposal will retain a gap of 2 metres between the two dwellings similar to the layout in the rest of the development. Statutory policies and house design guidelines are therefore met.

b) Although the neighbour at 78 objects on the grounds of loss of daylight, the erection of a first floor extension within the original footprint of this dwelling lies within a gable to gable zone in relation to the neighbouring property and therefore complies with overshadowing policy guidelines.

The windows introduced to the front and rear elevations do not create an overlooking issue in policy terms. The rear windows to boundary distance that currently exists is approximately 11.5 metres, and is beyond an area of open space owned by The City of Edinburgh Council.

In conclusion, there will be no undue impact on visual and residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	56 - Gilmerton
Local Plan	South East Edinburgh Plan
Statutory Development Plan Provision	Mainly residential
Date registered	10 February 2005
Drawing numbers/ Scheme	1-4 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.

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: 76 Gilmerton Dykes Road
Edinburgh
EH17 8PE
Proposal: Extension to house to form bedroom and study/bedroom over existing garage and form new glazed front porch
Reference No: 05/00432/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

1 letter of representation has been received from the adjacent neighbour concerning loss of daylighting to their property and non material issues regarding loss of television signal and value of 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 property referred to in this application is identified in the SEELP as being located within a mainly residential area where existing residential character and amenities are to be safeguarded. The SEELP Written Statement simply refers to the property as being located within the urban area.

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.

End

Appendix C



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Location Plan



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