

**Full Planning Application 05/00747/FUL
at
136 Magdalene Gardens
Edinburgh
EH15 3DR**

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

1 Purpose of report

To consider application 05/00747/FUL, submitted by Mr Mooney. The application is for: **Proposed single storey extension to rear of 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 application site is a harled end terraced ex-council house 2 storeys in height, with a rear garden 29m in length and backing onto Brunstane Primary School.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the construction of a single storey flat roofed rear extension with a floorplan of 25.0 sq.m and a maximum height of 3.4m. The extension will be located on the boundary with the adjoining property and will extend to the depth of 4.0m. The proposed extension will have harled walls to match the existing with windows and french doors on the rear elevation only

facing solely towards the applicant's own garden. Other minor changes constitute permitted development: the formation of two small windows on the gable elevation with frosted glass (associated with a proposed bathroom and utility room created within).

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 proposed extension will adversely affect the character of the existing building and the surrounding area;

(b) neighbouring amenity will be adversely affected.

(a) The proposal complies with the relevant Local Plan Policies and Non Statutory Guidelines for House Extensions. The scale and design of the proposed extension and the materials selected are in keeping with this property and will not detract from the character of the existing building or the surrounding area.

(b) The proposal will be located on the boundary with the adjoining terraced property and 1.9m from the boundary with the property to the south. Although concerns have been expressed by the neighbours to the south, that property is set forward by 4.2m, any overshadowing of the garden will be minimal. The extension is single storey and does not exceed 4 metres in depth. It complies fully with guidelines on daylight in relation to the neighbouring property. No privacy issues arise from the proposal. The loss of view is not a material consideration.

In conclusion, the proposal is in character with the building and area, and neighbouring amenity will not be adversely affected by this proposal. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
Ward affected	40 - Milton
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	8 March 2005
Drawing numbers/ Scheme	1 - 3 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: 136 Magdalene Gardens
Edinburgh
EH15 3DR
Proposal: Proposed single storey extension to rear of house
Reference No: 05/00747/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One representation has been received from a neighbour relating to loss of light and visual amenity.

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 detailed in the South East Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded. The property lies within the urban area of the Finalised South East Edinburgh Local Plan policies DQ6 (Design) and DQ19 (Alterations and Extensions) apply.

Relevant Policies:

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.

Policy E4 sets quality objectives for new development.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

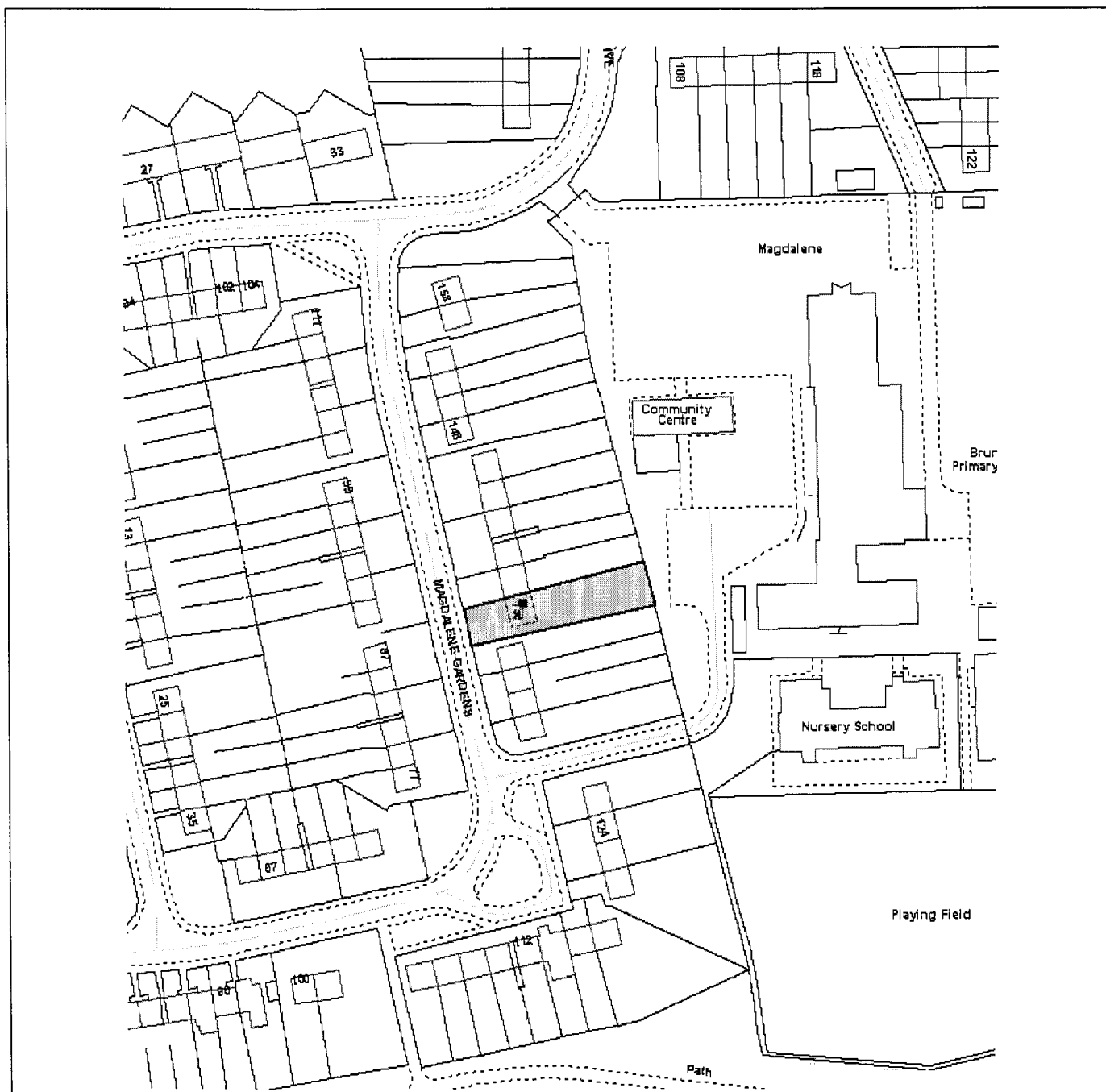
Conditions

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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PLANNING APPLICATION

Address	136 Magdalene Gardens, Edinburgh, EH15 3DR		
Proposal	Proposed single storey extension to rear of house		
Application number:	05/00747/FUL	WARD	40- Milton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			