

Full Planning Application
at
363 Lanark Road
Edinburgh
EH13 0LY

Development Quality Sub-Committee
of the Planning Committee

Proposal: Form flat roof dormers, front and rear (alter existing)
Applicant: Mr Laird
Reference No: 04/01082/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. Within 6 months of the date of the consent the dormers shall be constructed in accordance with approved drawing number 03/04/01082/FUL.

Reasons

1. In order to protect the visual amenity of the area.

2 Main report

Site description

This is a detached bungalow on the south side of Lanark Road opposite Kingsknowe Golf Club.

Site history

Nov 2002 Planning permission refused for an attic conversion with pitched roof dormers. Enforcement action was also recommended. (02/02524/Ful).

March 2003 Enforcement Notice served to remove dormers and restore the roof to its original condition.

Development

The proposal is for the alteration of pitched roof dormers on the front and rear of the property to form flat roofed dormers.

Materials: Felt

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

South West Edinburgh Local Plan

The application site is within a Mainly Residential Area where the existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan

The application site is within the Urban Area.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Draft West Edinburgh Local Plan

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

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' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The main 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 needs to consider:

- a) whether the proposal will have an adverse impact on the character of the area;
- b) whether there will be an adverse impact on the residential amenity of neighbours.

a) This application was submitted as a result of enforcement action being taken to remove the pitched roof dormers which had been constructed prior to the refusal of the previous planning application (02/02524/FUL).

Prior to the submission of this application and in consultation with the department it was considered that the breach of control could be remedied through negotiation.

The dormers as now proposed are still contrary to the Council's guidelines on House Extensions by being 45% of the width of the average plane of the roof and by being too close to the hips of the roof. However, the dormers are located away from the ridge and eaves of the roof. It is considered that within the context of the surrounding area, the proposal is acceptable and would not be contrary to South West Edinburgh Local Plan Policy E5 by having an adverse impact on the character of the area. The proposed dormers would sit comfortably within the streetscene along this part of Lanark Road.

b) There is no overshadowing or overlooking of neighbouring property. The proposal will not have an adverse effect on the residential amenity of neighbours.

In conclusion, while the dormers would remain contrary to guidance in terms of width and proximity to the hips, the removal of their pitched roofs would substantially reduce their bulk and visual impact and a relaxation would be justified.

It is recommended that the Committee approves this application subject to the stated condition.


pp **Alan Henderson**
Head of Planning and Strategy

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Ward affected 43 -Colinton

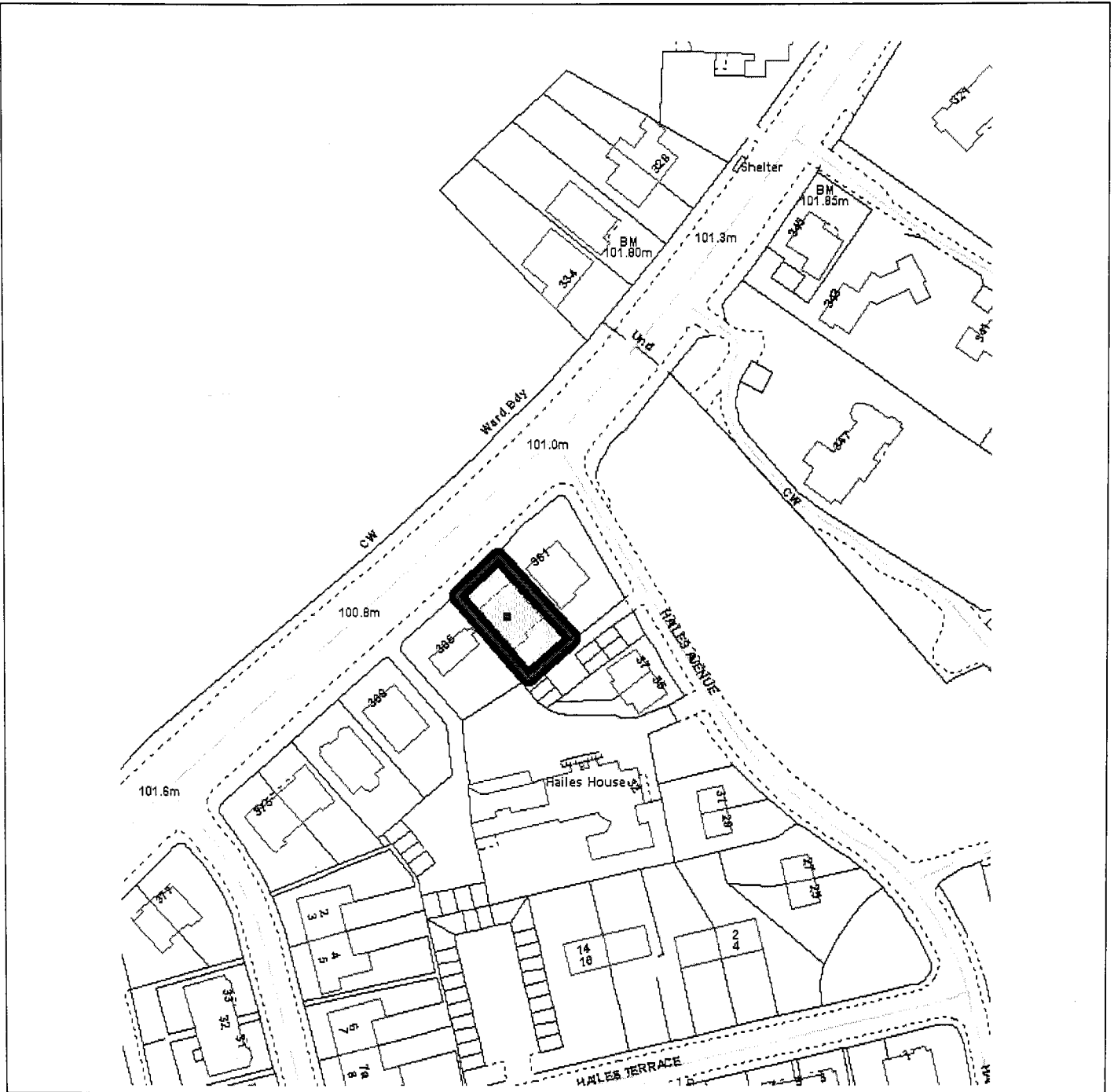
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 8 April 2004

**Drawing numbers/
Scheme** 01,04



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PLANNING APPLICATION

Address	363 Lanark Road, Edinburgh, EH13 0LY		
Proposal	Form flat roof dormers, front and rear (alter existing)		
Application number:	04/01082/FUL	WARD	43- Colinton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			