

Full Planning Application 07/02573/FUL
at
40 House O'Hill Road
Edinburgh
EH4 2AN

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

26 September 2007

1 Purpose of report

To consider application 07/02573/FUL, submitted by Mr + Mrs Murray. The application is for: **Extension to side + rear of property to form sun room / family room + enlarged living room formation of bedroom in roofspace + enlargement of existing dormers, remove exist garage**

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

2 **The Site and the Proposal**

Site description

The property is a semi detached bungalow situated on the northern side of House O Hill Road. It has a detached garage sited 3 metres to the rear of the property. It has existing box dormers to the front and rear.

Site History

There is no relevant planning history for this site.

Description of the Proposal

This is an application to extend the property to the side and rear.

The proposed side extension would extend 2.13metres in width and extend 8.7 metres in length to align with the rear of the property. It would be hipped to match in with the existing house. The rear flat roofed sun room would project 3.56 metres in depth by 8.7metres in width and would connect with the corner of the existing garage. The existing garage would be converted to a family room. The existing front dormer would have a pitch over and the rear dormer would be enlarged from 1.9 metres in width to 2.3metres in width with a pitch over. Two rooflights are proposed on the rear elevation.

Previous Schemes

The original scheme proposed an extension right along the side of the property linking into the detached garage at the rear with a rear sun room projecting 3.56metres from the rear of the property. The proposal included enlargement of the existing dormers. Scheme 2 was amended to replace the glazed door at the side with a solid door.

3 Officer's Assessment and Recommendations

Determining Issues

- 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, 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 or the surrounding area;
 - b) There will be any adverse impact on neighbouring residential amenity;
 - c) There will be any adverse impact on road safety or parking.
- a) The proposed extension, as revised, is appropriate in scale and mass and would sit comfortably in the street scene. The pitch over the flat roofed dormer at the front will positively enhance its appearance. The proposal complies with the Council's non statutory guidelines in respect of House Extensions.

b) The proposed extension, as revised, would sit in a gable to gable situation. The garage is existing and the link between the side extension and the garage has been set in 1.9 metres from the mutual boundary to number 38 House O'Hill Road.

The flat roofed sun room would extend 3.56 metres out from the rear of the property and complies with the Council's non statutory Guidelines in respect of House Extensions. The elevation to number 42 House O'Hill Road would be blank with a screened terraced area in front. The elevation to number 38 House O'Hill Road would have a solid door. No overshadowing or overlooking would occur. The proposal complies with the Council's non statutory Guidelines in respect of Daylighting Privacy and Sunlight.

c) Car parking will be retained at the front of the property and the proposal will not impact upon highway safety.

In conclusion, the proposals comply with policy, do not have an adverse impact on the character of the area and preserve neighbours amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 6473
Ward affected	A05 - Inverleith (NEW)
Local Plan	North West Edinburgh Local Plan Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Residential
Date registered	18 June 2007
Drawing numbers/ Scheme	1, 4, 7-8

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

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Application Address: 40 House O'Hill Road
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Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

Three letters of objection have been received in respect of the original scheme. The reasons for objection may be summarised as follows;

- loss of light
- loss of privacy

addressed in section (b) of the assessment

- loss of garage leading to parking problems

addressed in section (c) of the assessment

non material objections

- noise and disturbance throughout building works
- loss of development rights to neighbouring property
- sun room will be over the drains
- security risk
- loss of outlook

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 is subject to the housing and compatible use policies of the North West Edinburgh Local Plan and the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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**

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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Location Plan

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