

**Full Planning Application 07/00970/FUL
at
53 Kirkhill Road
Edinburgh
EH16 5DE**

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

26 September 2007

1 Purpose of report

To consider application 07/00970/FUL, submitted by Mr Mackenzie. The application is for: **Attic conversion incorporating dormer window to rear + velux roof windows + porch extension to front elevation**

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 single storey detached property located on the east side of Kirkhill Road adjacent to the junction with Kirkhill Drive.

The property is neither listed nor is it located within a conservation area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The proposal comprises the addition of a dormer window and patio door to the rear, three velux rooflights to the front and a porch to the front elevation.

The dormer is to have slate cheeks, felt roof, timber fascia and uPVC frames with lead flashings and measures 4900mm in length.

The porch is to be roughcast with slate to match the existing property.

The alteration of the window to patio door at the rear is "permitted development" and will form no part of the assessment.

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 scale and design of the proposals are appropriate to the property and respect the character of the area
- b) there are any implications for neighbouring amenity

a) The porch is of a small scale and a sympathetic addition which remains visually subservient to the property. The materials proposed are of an acceptable nature which matches the existing building.

The rooflights are of a suitable scale and do not dominate the front plane of the roof.

The dormer does not comply with non-statutory guidelines as it extends along a large part of the rear roof plane. However, this results from the fact that there are only rooflights on the front plane. The area is characterised by a variety of roof level alterations to properties. Many of these appear dominant in relation to the properties on which they are sited. The restriction of this larger alteration to the rear roof plane allows the frontage to remain largely

unaltered, therefore, this is considered acceptable in this context. This is a view that has been taken on other properties in this area in recent years.

b) The proposal does not result in any undue overshadowing or loss of privacy to neighbouring properties, and maintains the amenity of neighbouring residents.

As the applicant is an elected Member, this application has been referred to the Council Monitoring Officer.

It is recommended that the Committee approves this application.



Council Monitoring Officer
19/03/07



Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh Local Plan/ Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses/ Urban Area
Date registered	15 March 2007
Drawing numbers/	1-6
Scheme	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, 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

Application Type Full Planning Application
Application Address: 53 Kirkhill Road
Edinburgh
EH16 5DE

Proposal: Attic conversion incorporating dormer window to rear + velux roof windows + porch extension to front elevation

Reference No: 07/00970/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

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 is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation, and Finalised Edinburgh City Local Plan Area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant policies of the Edinburgh City Local Plan.

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

Relevant 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**

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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