

**Full Planning Application 06/00886/FUL**  
**at**  
**32 Rankin Drive**  
**Edinburgh**  
**EH9 3DE**

---

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

---

**1 Purpose of report**

To consider application 06/00886/FUL, submitted by Mr Wallace. The application is for: **Erect single storey extension on north side of building, replace flat roof on south side of building with pitched roof and construct porch, form driveway from Rankin Drive**

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 two storey mid terraced dwelling in a block of four situated on the north side of Rankin Drive. The surrounding area is residential.

It is not listed nor is it in a conservation area.

**Site history**

There is no relevant planning history.

## **Description of the Proposal**

The application proposes the erection of a single storey extension to the rear of the property to form a new bedroom and, at the front of the property a new porch extending for the entire length of the front elevation.

The proposal relates to the construction of a front entrance porch with a pitched roof extending for the entire length of the front elevation over an existing small bay window.

It is also proposed to form a new driveway in the front garden and replace an existing rooflight at the rear with one of slightly larger proportions. Both of these are permitted development and no further reference will be made to them in this report.

The rear extension will be 6.5m wide, covering the whole of the lower rear elevation of the property, and just over 3m in depth. It will have a pitched roof which will be at the same pitch as an existing conservatory in the property immediately to the west. The materials to be used are wet dash render, concrete tiles and white pvc framed windows to match the existing.

The proposed enclosed front porch will extend for just over 1m from the existing front elevation. It will have a pitched roof extending for the length of the front elevation and covering an existing front bay window. The materials to be used are as given above.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 scale and design of the proposal is considered to be acceptable;

a) The proposals, although covering the whole of the front and rear elevations are relatively small in scale and the materials to be used will match the existing. In relation to the front elevation, no other porches have been built on to existing neighbouring properties in this particular terraced block. The design and scale of the proposals are considered to be acceptable.

b) The proposed rear extension extends for just over three metres into the garden and although the property has a small garden, over one third of the garden ground remains and the windows of the extension will be over 9m from the boundary with the property to the north. There will be some overshadowing of the property immediately to the east but this is considered to be acceptable as the neighbouring property (no.30) is an end terraced unit and as a result no "tunnel effect" will be created as a result of this proposal. The extension, being less than four metres in depth, complies with guidelines.

An objection has been raised to the front porch extension due to the potential loss of light in the livingroom of the neighbouring property immediately to the east. The front elevation of the terrace is south facing, the proposed porch only extends for one metre and any loss of light will therefore be minimal. It is not considered that the proposal will have a detrimental effect on neighbouring residential units in terms of daylighting, privacy and sunlight.

The proposals are considered to be acceptable.

It is recommended that the Committee approves the application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Dorothy Amyes on 0131 529 3905
<b>Ward affected</b>	49 - Newington
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	1 March 2006
<b>Drawing numbers/</b>	1-2
<b>Scheme</b>	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](http://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 3996. Email: [ian.dryden@edinburgh.gov.uk](mailto: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](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 32 Rankin Drive

Edinburgh

EH9 3DE

**Proposal:** Erect single storey extension on north side of building, replace flat roof on south side of building with pitched roof and construct porch, form driveway from Rankin Drive

**Reference No:** 06/00886/FUL

---

## Consultations, Representations and Planning Policy

### Consultations

No consultations were undertaken.

### Representations

One letter of representation has been received raising objections to the proposal on the grounds that the front porch could overshadow the neighbouring property and cause a loss of natural light.

Other issues raised relate to potential damage to property. These are not material planning considerations.

***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

Central Edinburgh Local Plan - Housing and compatible uses

#### Relevant Policies:

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

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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

**Application Type** Full Planning Application

**Application Address:** 32 Rankin Drive  
Edinburgh  
EH9 3DE

**Proposal:** Erect single storey extension on north side of building, replace flat roof on south side of building with pitched roof and construct porch, form driveway from Rankin Drive

**Reference No:** 06/00886/FUL

---

## 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

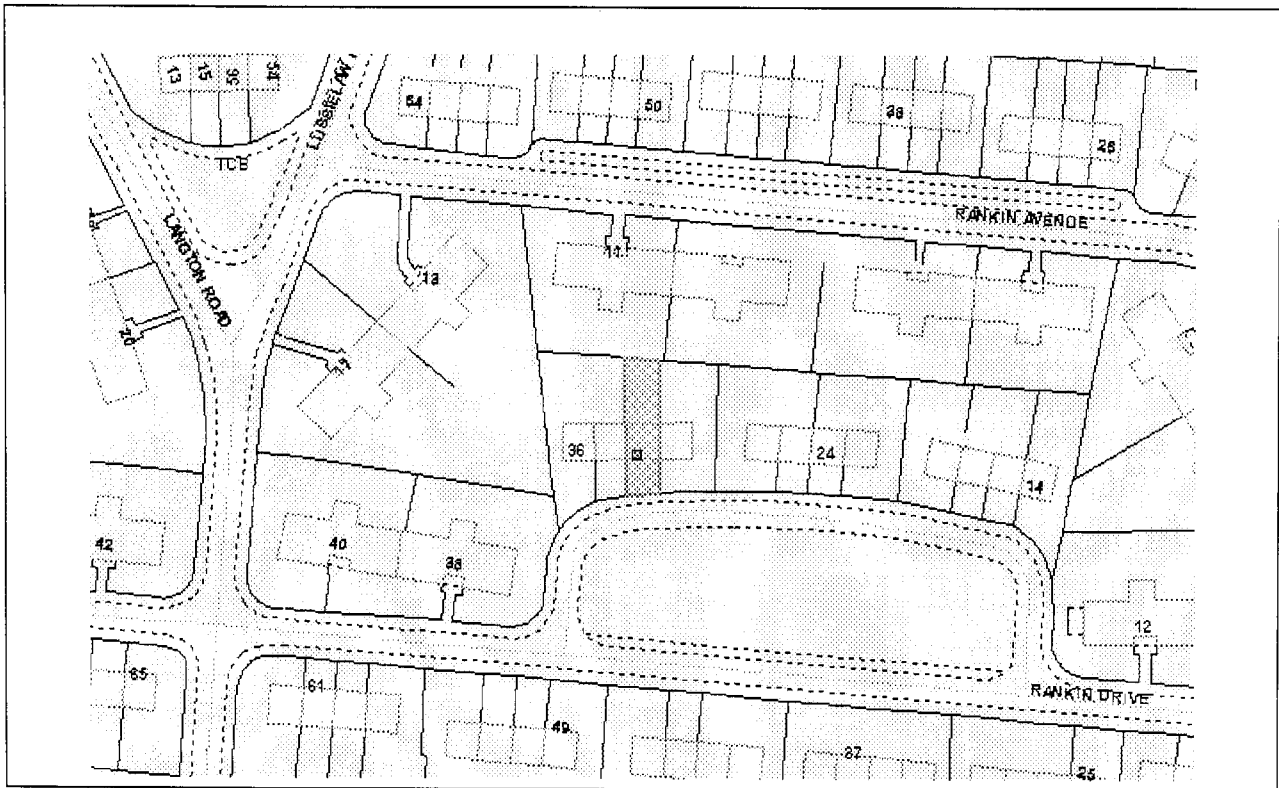


**Application Type** Full Planning Application

**Proposal:** Erect single storey extension on north side of building, replace flat roof on south side of building with pitched roof and construct porch, form driveway from Rankin Drive

**Reference No:** 06/00886/FUL

### Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.