

Full Planning Application
at
13 Westgarth Avenue
Edinburgh
EH13 0BB

Development Quality Sub-Committee
of the Planning Committee

Proposal: Formation of dormer windows (as amended)
Applicant: Mr + Mrs M Thorburn
Reference No: 03/00538/FUL

1 Purpose of report

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

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.

2 Main report

Site description

The site is a detached dwelling house on the east side of Westgarth Avenue. Across the road to the west are tennis courts and a pavilion. To the east is a library. All other surrounding properties are residential.

Site history

May 2001 - Planning Permission granted for a single storey extension to the rear of the property.

Development

Scheme 1

It is proposed to convert the roof space of the existing house to provide habitable accommodation. It is proposed to install three dormer windows, one to the rear (east) elevation and one each to the side elevations (north and south). There would also be a velux window on both the side elevations. The dormers would all be the same size, 2.5 metres in width.

Scheme 2

It is proposed to install one slated dormer, to the rear, east, and elevation. It would be 2.5 metres in width with a pitched roof and set down 500mm from the roof ridge. There would be two velux windows on the north, side elevation, and two on the south, side elevation.

Consultations

None.

Representations

Scheme 1

Two letters of representation were received from adjacent neighbours, raising the following issues:

- Side dormers unnecessary,
- Non-compliance with Planning Guidelines,
- Privacy

Policy

The site is within the South West Edinburgh Local Plan area under a 'Mainly Residential' land use designation. The site is within the Draft West Edinburgh Local Plan area under an 'Urban Area' land use designation.

Relevant Policies:

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

3 Conclusions 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 the determining issues, the Committee needs to consider:

- a) Whether the design of the proposal is satisfactory,
- b) Whether the proposals are detrimental to residential amenity.

a) The dormer would be approximately 50% of the rear roof width and would only be 300mm from the hips (at its closest). This is contrary to the Council Guidelines on House extensions. However, the dormer is set down from the ridge by 500mm and back from the eaves by 1.7metres. It is considered that the design and positioning does not dominate the roof but rather sits neatly within it. The departure from Guidelines is acceptable.

The design of the proposal is satisfactory.

b) The dormer would be more than 9 metres from the rear boundary and comply with privacy guidelines. The velux windows on the side elevations are permitted development. There is no overshadowing issue.

The proposals would not be detrimental to residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David Shepherd on 0131 529 3692 (FAX 529 3716)

Ward affected 43 -Colinton

Local Plan South west Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 18 February 2003

**Drawing numbers/
Scheme** 1, 2, 4.



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PLANNING APPLICATION

Address	13 Westgarth Avenue		
Proposal	Formation of dormer windows (as amended)		
Application number:	03/00538/FUL	WARD	43- Colinton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			