

## Full Planning Application

at

/1

58 Rannoch Road

Edinburgh

EH4 7EN

---

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

28 March 2000

**Proposal:** To erect a conservatory to an existing domestic dwelling

**Applicant:** Mr Leslie

**Reference No:** 03/00718/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.
2. Prior to the occupation of the Conservatory a two metre screen fence be erected along the eastern boundary of the application site and retained in that position thereafter.

#### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

## **2 Main report**

### **Site description**

The property is the ground floor of a four in a block, the land slopes gently down from the rear (east) to the front (west) of the property. The side garden measures 4.5 metres in width and the front garden measures 10 metres in depth, it is hard landscaped. A communal path runs to the west of the boundary screened by a fence approximately 0.75 metres high.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposal is for the erection of a conservatory on the side of the property which would measure 3.2 metres in width by 6 metres in length and a maximum of three metres in height. The extension would be sited 1.3 metres from the south boundary and 1.2 metres from the eastern boundary.

### **Consultations**

No consultations undertaken.

### **Representations**

One letter of objection has been received. The reason for objection relates to loss of privacy and loss of light.

### **Policy**

The proposal is subject to the Housing policies of the North West Edinburgh Local Plan and the draft West Edinburgh Local Plan.

#### Relevant Policies:

##### 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.

##### Draft West Edinburgh Rural Plan

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

## Non-Statutory Guidelines

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

### **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 is satisfactory given the setting of the site;
- b) whether the proposals are detrimental to residential amenity.

a) The proposed design of the conservatory relates satisfactorily to the character and scale of the existing dwelling. It would not adversely affect the character of the street and is acceptable.

b) The proposed extension would be on the side of the property and at three metres high set off the neighbouring boundary would not give rise to undue overshadowing. The applicant and objectors garden is separated by a communal path one metre wide. As both gardens are currently unscreened and by virtue of the fact that the conservatory would be partially screened by the existing house it is considered that there would be little if any increase in overlooking of garden ground. However, in order to prevent overlooking between the amenity and neighbouring windows, it is recommended that a condition requiring the erection of a 2metre fence along the eastern boundary be imposed. Residential amenity will not be prejudiced.

There are no material planning considerations, which outweigh this amendment.

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

Alan Henderson

---

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Jennifer Young on 0131 529 3903 (FAX 529 3716)

**Ward affected** 14 -North East Corstorphine

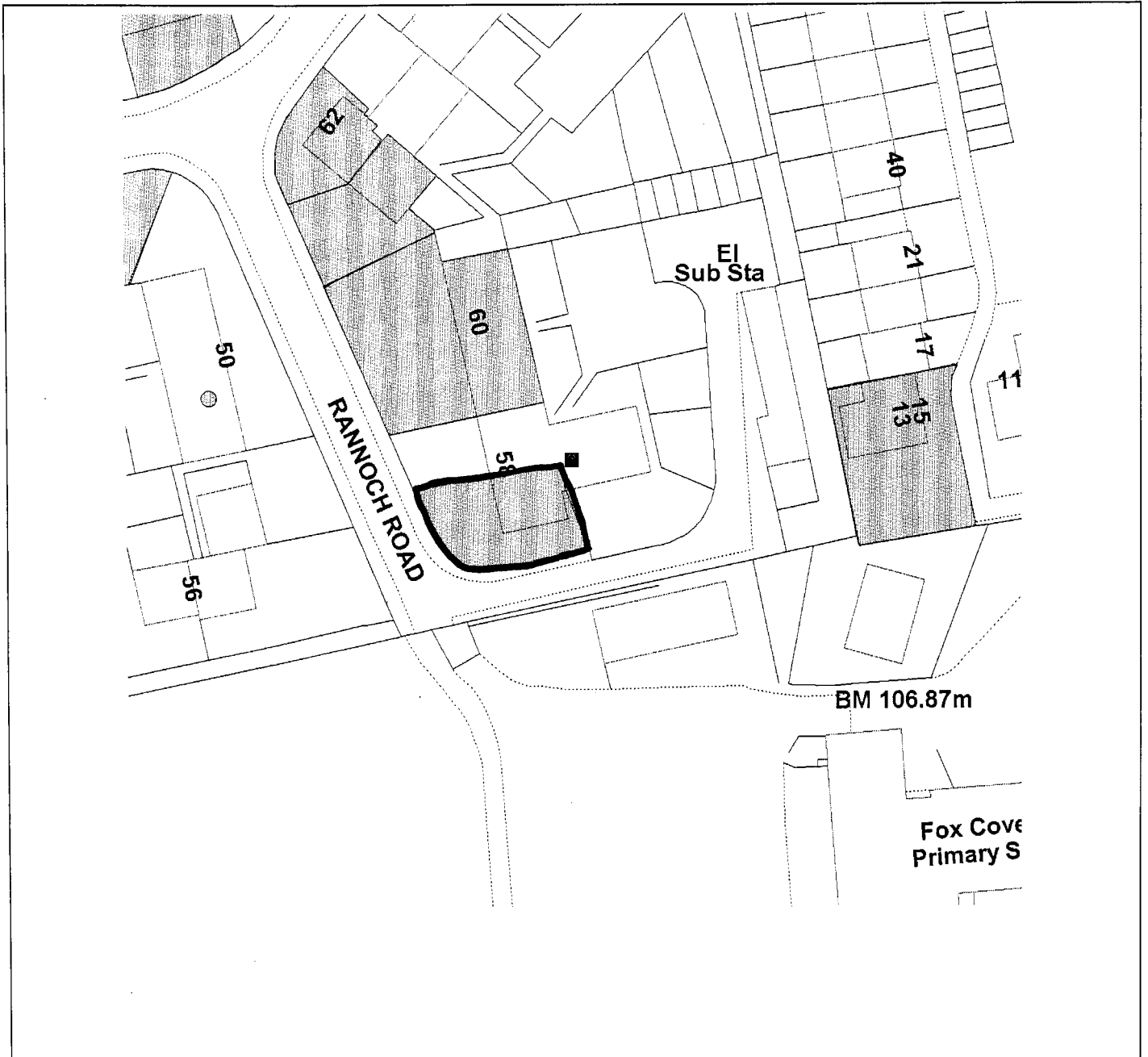
**Local Plan** North West Edinburgh Local Plan  
Draft West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing

**File**

**Date registered** 4 March 2003

**Drawing numbers/  
Scheme** Scheme 1  
1-3



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L The City of Edinburgh Council 1998.

# **PLANNING APPLICATION**

|   |  |             |                             |
|---|--|-------------|-----------------------------|
| <b>Address</b>  | /1   |             |                             |
| <b>Proposal</b>   | To erect a conservatory to an existing domestic dwelling |             |                             |
| <b>Application number:</b>  | 03/00718/FUL   | <b>WARD</b> | 14- North East Corstorphine |
| <b>THE CITY OF EDINBURGH COUNCIL</b><br><b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b> |  |             |                             |