

Full Planning Application
at
50 Ratho Park Road
Ratho
Edinburgh
EH28 8PQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: **Erection of 2 storey extension and porch**
Applicant: **Mr + Mrs Inwood**
Reference No: **03/00704/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 south side of Ratho Park Road. To the south is open agricultural land. All other surrounding properties are residential.

Site history

February 1998 - Planning Permission granted for single storey extension.

Development

It is proposed to erect a two-storey extension on the west side of the existing house. It would include an 'L' shaped study with store and porch on the ground floor and a bedroom on the first floor. The porch would project approximately 1.2 metres from the front of the house. The extension would be flush with the previous extension on the west elevation. The overall height of the extension would be 6.1 metres.

Consultations

BAA

No safeguarding objections.

Representations

One letter of representation was received from a residential neighbour raising the following points:

1. Loss of view.
2. Devaluation of property.
3. Poor appearance of blank wall.

Policy

The site is within the Ratho Newbridge Kirkliston Local Plan under a Housing land use designation. The site is within the Finalised Rural West Edinburgh Local Plan Area in Housing and Compatible Uses land use designation.

Relevant Policies:

Ratho Newbridge Kirkliston

Policy RN231 seeks to protect the residential character of the existing housing areas.

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

Rural West Edinburgh

Policy H5 protects the residential amenity with areas defined as housing and compatible use.

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 extension would be set down approximately 900mm from the existing ridge. It would also be set back from the front elevation by 450mm. There would be no terracing effect and the extension would be subservient to the original house.

The porch would have a modest projection although would be 4.85 metres in length. There are other porches on the street.

The design and materials of the extension is acceptable.

b) There would be no overshadowing of adjacent properties caused by the extension.

Windows to the rear would be more than 9 metres from the boundary. Windows to the side and front would look onto public roads. There would be no overlooking of adjacent properties. Loss of view and value are not material conditions.

The proposals would not be detrimental to residential amenity or to the character of the area.

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 03 -Dalmeny/Kirkliston

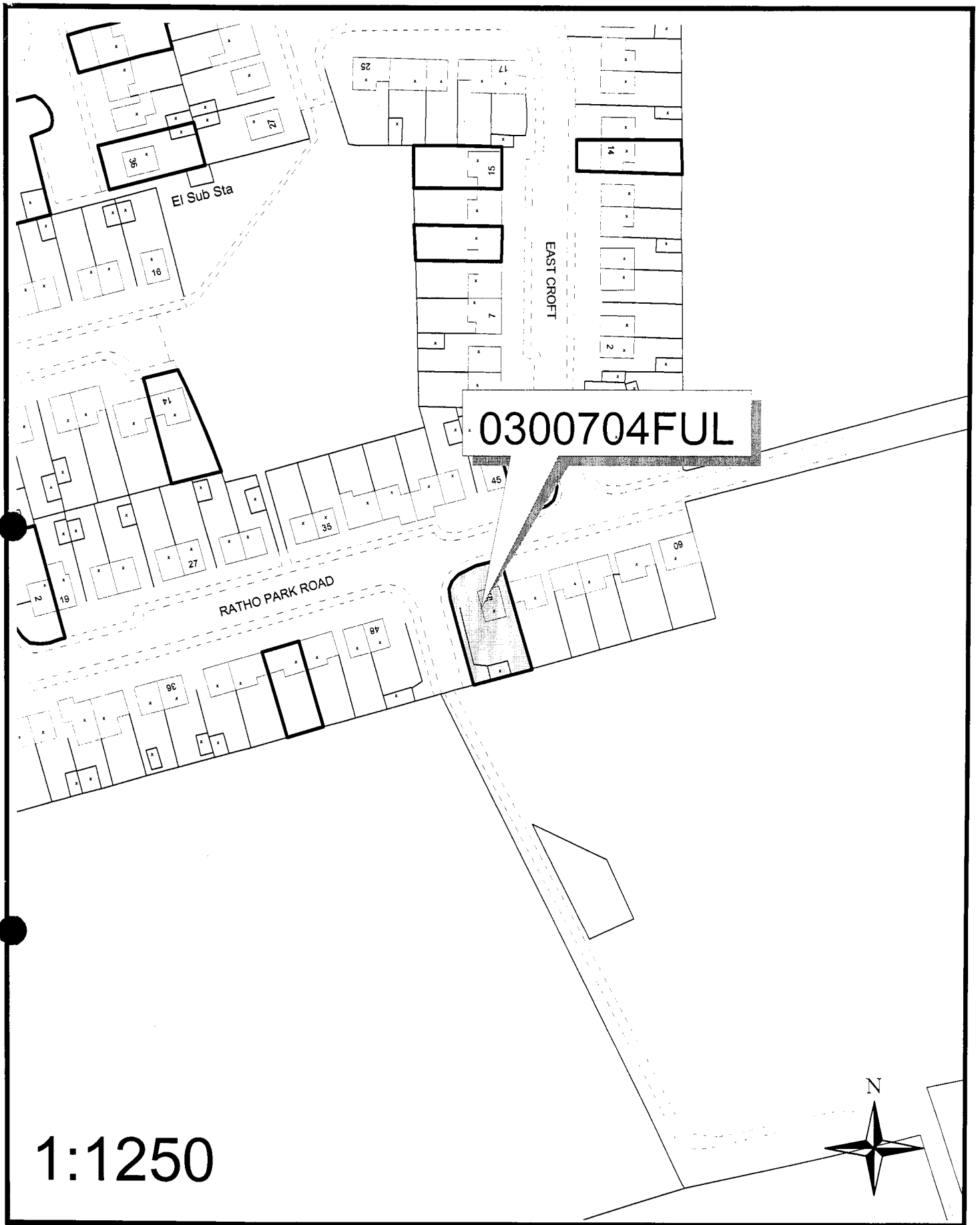
Local Plan Ratho Newbridge Kirkliston

**Statutory Development
Plan Provision** Housing

File

Date registered 4 March 2003

**Drawing numbers/
Scheme** 1-3



Reproduced 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 City of Edinburgh Council 1998

PLANNING APPLICATION

The City Development Department - Planning