

**Full Planning Application**  
**at**  
**92 Ravelston Dykes**  
**Edinburgh**  
**EH12 6HB**

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

**Proposal:** Erect garage and form new entry  
**Applicant:** Mr + Mrs MacPherson  
**Reference No:** 03/01419/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. Details of the proposed colour for the render shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The garage hereby approved shall be used solely for purposes incidental to the enjoyment of the associated dwelling and for no other purpose.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area and that no activities or processes take place, which may be detrimental to its amenities.

## **2 Main report**

### **Site description**

The site lies to the north of Ravelston Dykes at the junction with Craigleith Crescent, and comprises a single storey dwellinghouse on a large corner plot. The dwellinghouse has a substantial garden and an existing garage that is accessed off Craigleith Crescent. The site is bounded on the east and south by a low masonry wall. On the west boundary is a rendered masonry wall that is approximately 1.5m in height, but rises and falls due to the topography of the site. The site slopes downwards from the south to the north. The adjacent property on Ravelston Dykes sits slightly higher than the application site.

The surrounding area is pre-dominantly residential in character.

The premises are neither listed nor lie within a conservation area.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application is for the erection of a new double garage and the formation of a new driveway off Ravelston Dykes.

The new access will sit directly adjacent to the neighbouring driveway on Ravelston Dykes and involves the removal of a 4.2m wide section of stone wall. Immediately to the west of the access is a lamppost, but this will not be affected by the new access.

The driveway will be formed from monobloc and provides a wide drive and a turning head.

The new garage is located to the west of the existing house, hard on the boundary with the adjacent property. It is set behind the building line of the existing house and is approximately 9.4m from the front boundary wall.

The garage is rectangular in shape with a small outshoot to the rear. To the front the height to eaves is 2.4m high and to the rear it is 3m high, due to the slope of the site. A double garage door is located on the front elevation and a pedestrian access and window are located on the rear elevation. The materials are render to the elevations and rosemary roof-tiles on the roof to match the house.

### **Consultations**

No consultations undertaken.

## **Representations**

Neighbour notification was carried out on 16 April 2003, and one letter of representation has been received from the adjacent property. Comments are as follows: -

1. The garage will interfere with daylight due to the sloping site.
2. The garage is very large, and with the driveway could accommodate four cars.
3. There is an existing garage on the site.
4. Sight lines are very bad at this point, particularly due to the lamppost and tree.
5. The garage protrudes beyond the building line of the adjacent property.
6. The garage is close to the existing house and detrimental to it.

## **Policy**

The site is identified in the Central Edinburgh Local Plan, as an area of Housing and Compatible Uses.

### Relevant Policies:

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.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

## **3 Conclusions and Recommendations**

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 whether a) the proposals are compatible with the character and appearance of the area and b) the proposals will be detrimental to residential amenity.

a) The garage is located on the west boundary of the site, to the west of the existing dwellinghouse, and is set well back from the front building line of this property. This is a substantial distance from Ravelston Dykes and, given the topography of the site, the garage will not be prominent.

The form of the garage is in keeping with the character of the existing dwellinghouse, and the materials are also appropriate for this location.

b) In terms of the impact on residential amenity, the garage is located on the gable of the application site house. However, the adjacent property to the west sits back from this building line and therefore the garage will sit forward of the adjacent house by approximately 4m. Due to the location of the garage on the boundary there will be a slight increase in the amount of overshadowing to the adjacent property. However, this overshadowing will be to the existing driveway of the adjacent house, where fir trees and a wall already overshadow the boundary. Any additional overshadowing will therefore be minimal and is considered acceptable, in this instance.

With regards to the loss of daylighting to the adjacent property's window, when using the 45 degree angle calculation there will be a marginal impact on daylighting. However, the impact does not affect the entire window and given that this is a south facing window, sunlight will only be affected early in the morning. In addition the window will already be shaded in the morning by the existing trees.

In conclusion, the garage is appropriately located, will not have an adverse impact on the character of the area, and will not result in an unacceptable loss of amenity to existing residents.

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** Gina Bellhouse on 0131 529 3905 (FAX 529 3717)

**Ward affected** 15 -Murrayfield

**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 22 April 2003

**Drawing numbers/  
Scheme** 01



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# **PLANNING APPLICATION**

<b>Address</b>	<b>92 Ravelston Dykes</b>		
<b>Proposal</b>	<b>Erect garage and form new entry</b>		
<b>Application number:</b>	<b>03/01419/FUL</b>	<b>WARD</b>	<b>15- Murrayfield</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			