

**Full Planning Application
at
43 Riccarton Mains Road
Currie
Edinburgh
EH14 5NF**

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

Proposal: Kitchen/dining extension with laundry and shower room
Applicant: M MacIvor.
Reference No: 03/00012/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 application property is a semi-detached house on the west side of Riccarton Mains Road. It is located within an area of similar housing.

Site history

There have been no previous applications for the site.

Development

The proposal is for a single storey extension to rear of existing house. It will consist of a dining room of 3.2m x 4.5m and a kitchen/breakfast room 4.7m x 5.9m. The maximum height of the sloping roof will be 4.7m. Materials will be rendered walls and concrete tiles to match existing. Under this revised scheme a first floor balcony which was originally proposed has been removed.

Consultations

No consultations undertaken.

Representations

One letter was received from a neighbour. The issues raised are overshadowing and loss of daylight, loss of private view, and adverse impact on property value.

Policy

The site is within a Housing Area - Currie and Balerno Local Plan, and within an area of Housing and Compatible Uses - Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Currie Balerno Local Plan

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

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 for this proposal are:

- Do the proposals comply with the development plan?
- If the proposals do comply, are there any compelling reasons for not approving them?
- If the proposals do not comply, are there any compelling reasons for approving them?

Assessment

To address the determining issues, the Committee needs to consider whether the proposals are detrimental to a) residential amenity or b) the character of the area.

a) The kitchen/breakfast room extension of 4.7m depth which is more than one metre from the boundary will not cause the overshadowing of any window on both plan and elevation. Any overshadowing of the neighbouring property will affect the driveway and the gable end, but the overshadowing of the gable end will not be increased in real terms as there is already an extension to this corner of the application property. The kitchen extension will be built hard to the boundary, single storey, and will be less than four metres deep and is therefore acceptable in terms of the guidelines.

The proposed side windows will be screened by the existing 2m high hedge and the rear facing windows face onto a lane. The balcony which did cause overlooking has been deleted.

b) Part of the extension exceeds one third of the rear garden depth and will come within 9m of the rear boundary, in contravention of the Guidance on House Extensions. However, a rear garden of approximately 95sq/m will be retained and there is a lane to the rear. The character of the area will not be adversely affected as the extension is sympathetic to the existing and surrounding houses in scale and design.

Loss of private view and property value are not material to the determination of the application.

The proposals comply with the development plan and have no detrimental impact on residential amenity or the character of the area. There are no material planning considerations to outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 02 -Baberton

Local Plan Currie Balerno

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 27 January 2003

**Drawing numbers/
Scheme** 4 - 6
Scheme 2

Map Title



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