

**Full Planning Application
at
33 Ulster Crescent
Edinburgh
EH8 7LD**

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

Proposal: Adaption to dwellinghouse for disabled user _ alterations to
attic
Applicant: Mr + Mrs March
Reference No: 02/04574/FUL

1 Purpose of report

To recommend that the application be **REFUSED**

Reasons

1. The proposal is contrary to South East Edinburgh Local Plan Policy E4 in respect of new development quality, as the proposal does not respect the setting or form of the existing development.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, in regard to the proposed extension scale and design.

2 Main report

Site description

The site is to the south side of Ulster Crescent, a quiet residential street set on a north facing slope. The site is occupied by a semi-detached bungalow which has a dormer window to the rear elevation.

Site history

There is no relevant planning history for this site.

Development

The application is for the erection of two slate-clad dormer windows one to the front and one to the side (west) elevation of the property. The front dormer is 2.4 metres wide and the side dormer is 2.3 metres wide. The applicants have written and have submitted a centre form NHS Lothian, to explain that the additional accommodation is required for disabled member of the family.

Consultations

No consultations undertaken.

Representations

One letter of objection has been received regarding internal soundproofing of the development. This is not a material planning issue.

Policy

The site is covered by the South East Edinburgh Local Plan.

The site is within an area allocated as housing and compatible uses, where the existing residential character and amenities will be safeguarded.

Relevant Policies:

Policy E4 sets quality objectives for new development.

The site is also covered by the draft replacement South East Edinburgh Local Plan which is a material consideration in the determination of this application.

The following draft policies apply in this case:

DQ 6 - Design of new development

DQ 19 - Alterations and extensions

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

ASSESSMENT

In order for the Committee to address these determining issues, the Committee must consider whether:

- a) The proposed extension will have a detrimental impact on the character or appearance of the property or the wider area
- b) The proposed extension will have a detrimental impact on the residential amenity of the occupiers of any neighbouring property
- c) The applicant's circumstances outweigh the policy context

a) The average width of the front roof plane is 6 metres. The proposed dormer is 2.4 metres in width. The width of the dormer represents 40% of the average width of the roof plane.

The average width of the side roof plane is 6.6 metres. The proposed side dormer is 2.3 metres in width. The width of the dormer represents 35% of the average width of the roof plane.

Both dormers are greater in width than allowed by the Council's guidelines. The side dormer only marginally breaches the guideline. The front dormer represents a greater breach. However, there is an existing dormer on the neighbouring property, which is even larger than that proposed here. The size and form of the front dormer would not have a detrimental impact on the character or appearance of the dwelling in its own right.

The application is in breach of the Council's non-statutory guidelines on house extensions as the proposal will result in dormers on more than 50% of the roof slopes of the property, as there is an existing dormer to the rear elevation of the property. The development taken as a whole will dominate the existing roof form to the detriment of the character and appearance of the dwelling.

There is an existing example of a property of this form, with three dormer windows at 29 Ulster Crescent. However, this form is not typical of the area and the development was approved prior to the adoption of the current guidelines.

b) The proposed side dormer is within 9 metres of the boundary with the neighbouring property and therefore would technically overlook the neighbouring property. However, the dormer provides accommodation for a bathroom and as such will have no detrimental impact on the amenity of the occupier of the neighbouring property.

c) The applicant's circumstances have been taken into account. They were asked to consider omitting the side, bathroom dormer or to investigate a re-arrangement which might allow a reduced side dormer. However, they wish to have the current proposal considered by Committee. The front dormer serves an extra bedroom and although it exceeds the width stated in the guidelines, it is considered to be acceptable. This extra accommodation is supported by Social Work. The side dormer serves an upstairs bathroom which the family wishes to incorporate. However, it is not considered to be necessary to meet their circumstances.

In conclusion, the application taken as a whole will have a detrimental impact on the integrity of the original dwelling house and the form of the existing roof to the detriment of the character and appearance of the dwelling.

There are no material circumstances which outweigh this conclusion.

It is recommended that the Committee refuses the application, for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 36 -Mountcastle

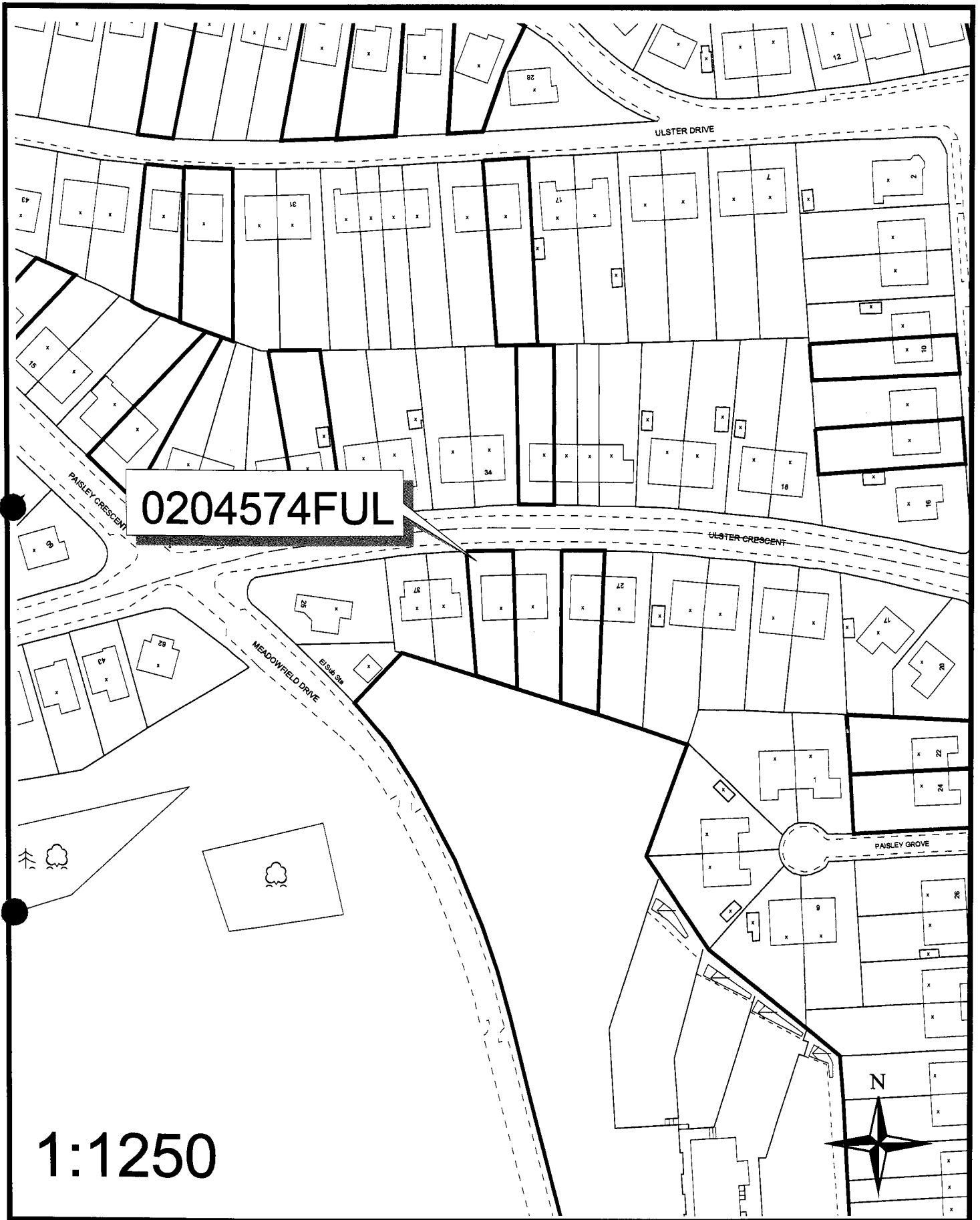
Local Plan Non Statutory Policy/Guideline

**Statutory Development
Plan Provision**

File

Date registered 19 December 2002

**Drawing numbers/
Scheme** 1



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PLANNING APPLICATION

The City Development Department - Planning