

Full Planning Application
at
47 Braid Farm Road
Edinburgh
EH10 6LE

Development Quality Sub-Committee
of the Planning Committee

Proposal: New garage
Applicant: Ms McQueen
Reference No: 04/03432/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. The extra accommodation shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. 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 property is a detached L-shaped villa on the north side of the road, close to the junction with Braid Hills Road. To the north is the Hermitage of Braid, and on all other sides are detached dwelling houses. The land slopes fairly steeply down to the north. The property to the east, Braid Farm House is covered by a tree preservation order. The applicant runs a business from home in a room to the rear of the property.

Site history

15 September 2004, Consent granted for rear extension to existing dwelling house, as amended (03/04714/FUL)

Development

The proposal is for the erection of a garage to the front of the property. The garage will be 5.2 metres wide by 6.8 metres deep (the width of the gable). The roof will be pitched with a gable. It is a large single garage to allow for disabled access. The materials are as per the existing dwelling, although the applicant has opted for the white render finish rather than the stone of the front gable. An existing car port currently in the same location will be removed.

It should be noted that the submitted plans do not show the recently approved extension to the rear. Work has not yet begun on that extension.

Consultations

No consultations undertaken.

Representations

Four letters have been received from residential neighbours. The issues raised are:

1. The plans do not show the extension already approved (non-material)
2. View from neighbours window (non-material)
3. Business use being carried out in the property, could be intensified by this proposal
4. Overshadowing
5. Loss of a tree
6. Parking to the front is not appropriate

Policy

The site is identified by both the DRAFT WEST & SOUTH WEST EDINBURGH LOCAL PLANS as being within a residential area.

Relevant Policies:

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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 take account of the following specific considerations:

- a. Are the proposals of an appropriate form in relation to the character of the area?
- b. Do the proposals have any adverse effect on neighbouring residential amenity in terms of overshadowing or privacy?

a. The erection of a garage to the front of a dwelling is not normally an acceptable solution. However, this property is set back 20 metres from the street and is on the outside of a bend in the road. The adjacent house (number 45) has a garage to the front, and the house to the east projects forward of the application premises. Under these circumstances it is considered that a garage in this location will not detract from the character of the street. The existing lean-to carport will be removed. The proposed garage is bigger than a standard single garage as the applicant will require wheelchair access to and from the car when parked in the garage.

The proposals are considered to respect the character and appearance of the area.

b. Both affected neighbours have expressed concerns about overshadowing. However, the proposal will not have any effect on the property to the west. The proposed extension is 5.2 metres deep with an eaves height of 2.25 metres, at a distance of 2.6 metres from the boundary, and is to the north west of the front garden of number 49. It will be overshadowed slightly, mainly towards the evening. This would only effect a very small area in the corner, which is predominantly occupied by a driveway. The overshadowing is therefore not considered to be significant and complies with guidelines.

There will be no undue impact on the amenity of adjacent residential property.

The applicant runs a solicitors business from a room in the house and there have been concerns raised about the business operations being extended into this extra floorspace. A condition is recommended to ensure that the extra accommodation is used for purposes ancillary to the enjoyment of the dwellinghouse. The alleged unauthorised use is the subject of a current investigation by the enforcement section, but the use of 1 room would comply with guidelines.

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


PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)

Ward affected 51 -South Morningside

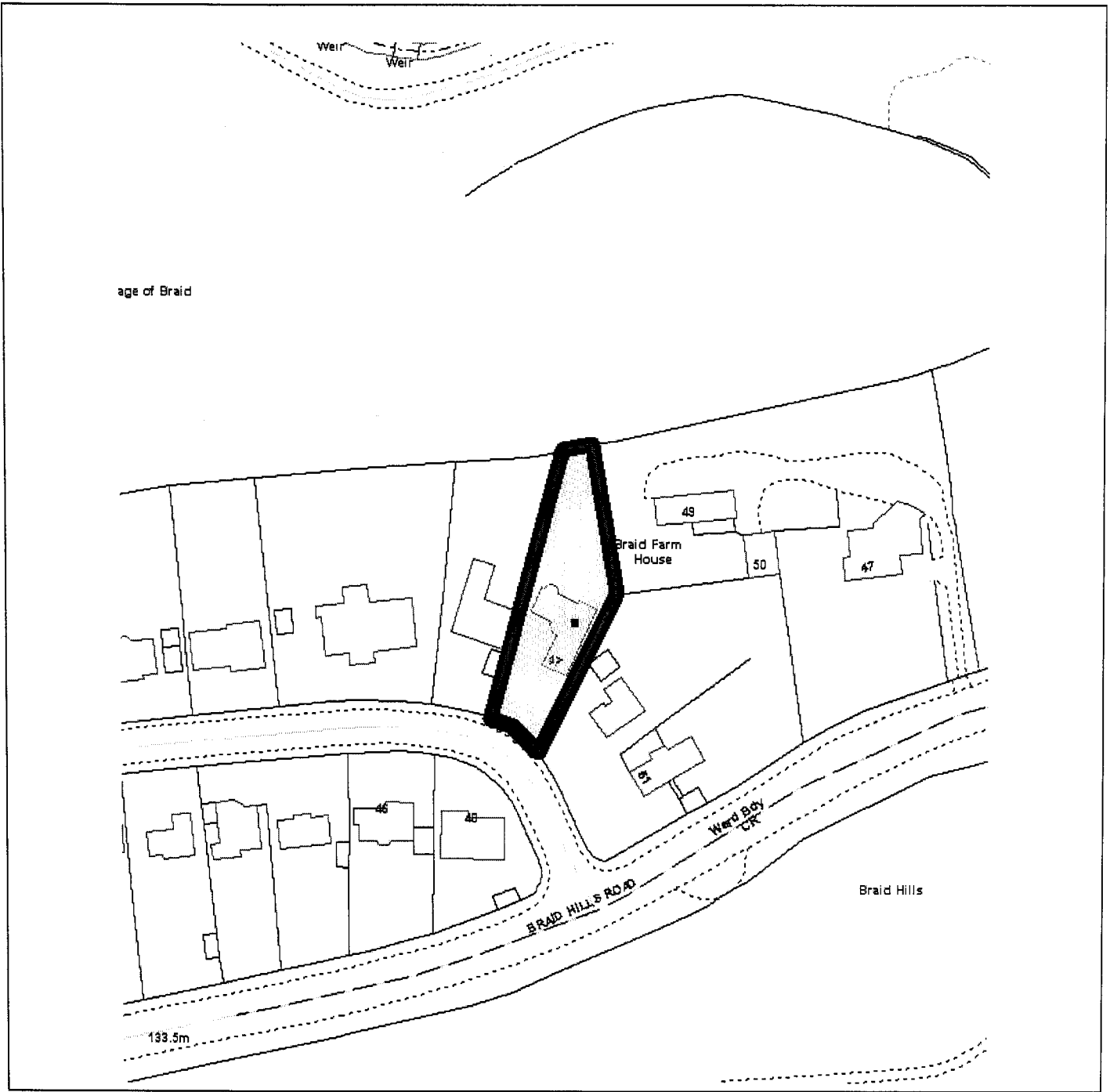
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Residential

File Af

Date registered 13 September 2004

**Drawing numbers/
Scheme** 01-05
Scheme 2



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	47 Braid Farm Road, Edinburgh, EH10 6LE		
Proposal	New garage		
Application number:	04/03432/FUL	WARD	51- South Morningside
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			