

**Full Planning Application
at
35 Lockharton Avenue
Edinburgh
EH14 1BB**

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

Proposal: Extension of existing dwelling and sub - division to form additional dwelling
Applicant: Triumph Homes 2000 Ltd.
Reference No: 04/03193/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 construction details and external finishes shall be reserved, and shall be submitted to and approved in writing by the planning authority before work is commenced on site; Note: samples of the materials may be required.

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.

2 Main report

Site description

The site is a dwelling on the south east side of Lockharton Avenue. It is a two storey building to the front and three storeys to the rear. The site is the first floor and basement property. The ground floor is under separate ownership. To the south and east is the Craiglockhart boating pond. The rear garden of the property slopes down to the pond. All other surrounding properties are residential.

Site history

August 2004 Planning permission refused contrary to recommendation, for the extension of the existing dwelling (a two storey side extension) and subdivision to form new dwelling (03/04709/FUL).

Development

It is proposed to develop the basement space of the three storey property, converting it to provide a new residential dwelling. It would include removing an existing rear door and replacing it with a glazed door. It would also include removing existing rear windows to form patio doors. There would be timber decking at ground level to the rear. There would be separate flats on the ground and first floors, giving three dwellings in total. The basement level dwelling would be extended on the gable end of the building.

The extension would be single storey. It would have a length of 10.9 metres against the gable of the existing building and a length of 12.4 metres parallel to the east boundary wall and set 1.2 metres back from it. It would be set back approximately 400mm from the front building line. It would be set back 100mm from the rear building line where it meets the existing gable and projects 1.9 metres, at an angle, into the rear garden 2.6 metres away from the gable. It would have a height of 3.3 metres and would have a flat roof.

There would be windows on the east and south elevations and round rooflights on the flat roof.

Materials would be white render and lead.

The dwelling would be accessed from the rear of the property. The existing gate and steps on Lockharton Crescent are to be removed, the opening enlarged, and a replacement timber gate and mild steel fencing on either side installed. New steps and mild steel balustrading 1.1 metres in height are proposed to lead down to garden level.

The garden ground to the rear of the building would be split into two, as it is at present, providing land for the basement and ground floors. The first floor flat would have no garden ground.

Consultations

Craiglockhart Community Council

In design terms, the proposed extension to the end of the terrace is much less obtrusive than the previous application. The new proposal was welcomed and no objections raised at a meeting of the Community Council.

Representations

Two letters of representation have been received from residential neighbours. The following issue was raised:

1. Materials.

Policy

The site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. The site is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

South West Edinburgh Local Plan

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.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Draft West Edinburgh Local Plan

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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 whether:

- a) the proposal safeguards, the character of the building and area
- b) the standard of accommodation is acceptable
- c) the proposals are detrimental to residential amenity or road safety.

a) The proposal is set back from the front and rear building lines and is single storey. It is subservient to the existing building.

The new gable would be closer to the road than the existing. However, it would be partially screened by the high garden wall and will not be obtrusive.

The extension would be built on a corner plot, reducing the openness of the crossroads. However, due to the extension being set down from the existing building and the fact that the opposite corner to the north has already had an extension built, the proposal will not detract from the streetscape to an unacceptable degree.

The proposed white render of the extension would not relate well to the existing property or the street in general. A condition is attached to have details of revised materials submitted for approved. This is to ensure an appropriate finish is applied to the extension.

The proposal will not be detrimental to the integrity of the original house, the streetscape or the character of the local area.

b) The proposed new property will have garden ground allocated to it incorporating land to the side and rear of the proposed extension, alongside Lockharton Crescent.

The first floor flat would not have any garden ground allocated as there is no direct access available to any of the land to the rear of the building, but this is not uncommon for flats.

The new unit will have 4 apartments and would provide a good standard of accommodation.

c) The extension would overshadow the applicant's own property and a section of the public road only. This complies with the relevant Council Non-Statutory Guideline. The windows of the extension would look down the applicant's own garden which has a depth of more than 9 metres, or over the public road. There would be no loss of privacy to neighbours.

No indication of on-site parking has been given and it is not expected that the development would generate significant on-street parking to the extent of having a detrimental effect on the local road network.

The proposal would not be detrimental to residential amenity or road safety.

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


Alan Henderson
Head of Planning and Strategy

Contact/tel David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 26 -Craiglockhart

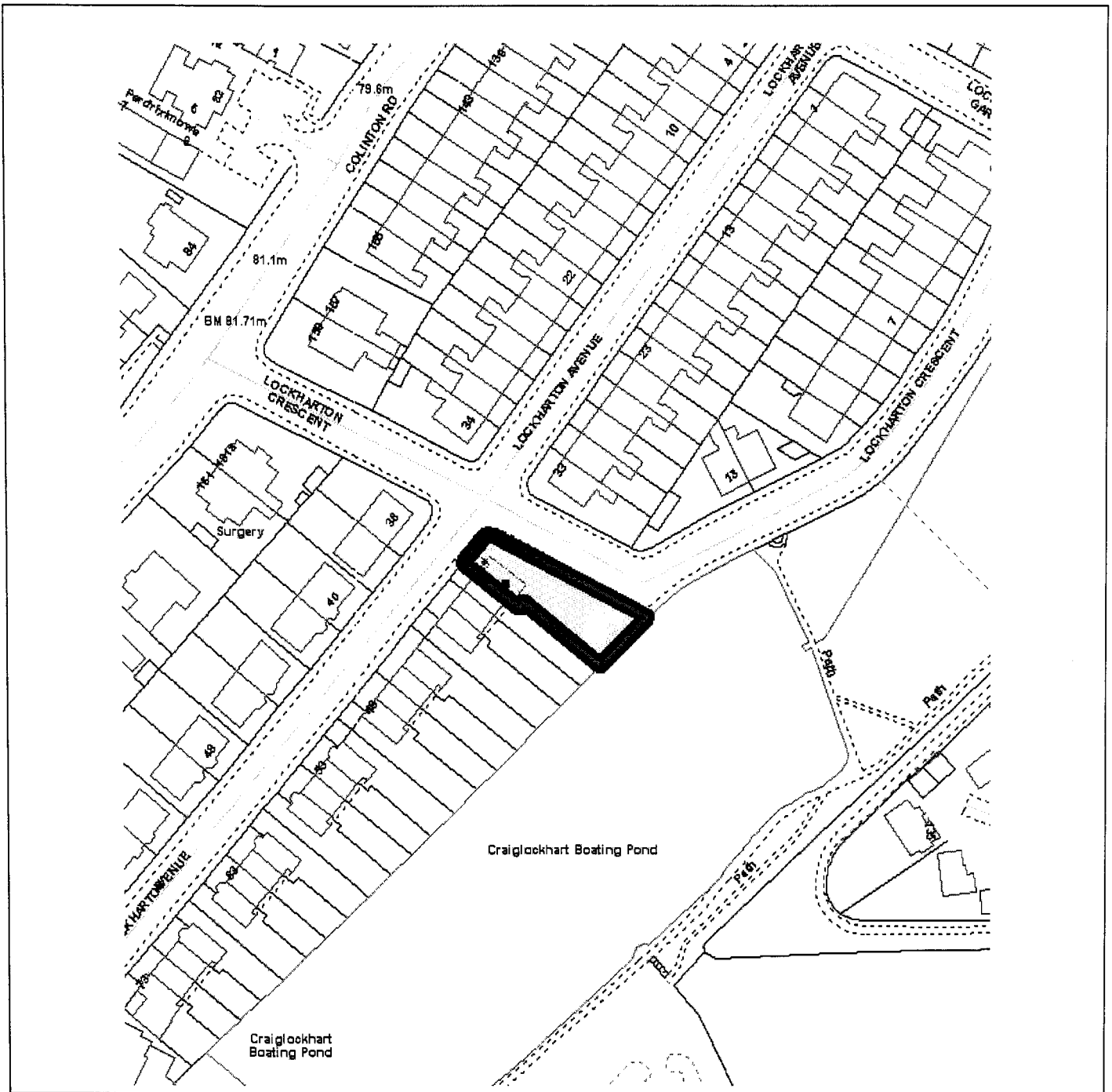
Local Plan South West Edinburgh Local Plan; Draft West Edinburgh Local Plan

Statutory Development Plan Provision Mainly Residential; Urban Area

File

Date registered 24 August 2004

Drawing numbers/ Scheme 1-4.



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	35 Lockhart Avenue, Edinburgh, EH14 1BB		
Proposal	Extension of existing dwelling and sub - division to form additional dwelling		
Application number:	04/03193/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			