

Full Planning Application
at
28 Silverknowes Drive
Edinburgh
EH4 5LQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erect 5.6m x 3.4 m lean-to conservatory to rear of house
Applicant: Mr And Mrs Wright
Reference No: 04/03671/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 site is a detached white harled bungalow on the north side of Silverknowes Drive. A porch outshot and steps on the rear elevation has recently

been removed. A garage is located on the side of this property. The garden slopes towards the rear boundary of the property.

Site history

There is no relevant planning history for this site.

Development

The application is for the replacement of the rear porch outshot with a conservatory and timber decking. The footprint of the proposal is 5.75m by 3.0m with a maximum height of 3.9m. Storage will be provided in the underbuilding. Decking at a depth of 1.0m, and steps with a handrail will provide access to the garden. The conservatory will be lean-to in style and will be finished in roughcast at the base to match the existing.

Consultations

No Consultations received.

Representations

One representation has been received from the neighbour to the rear of this property objecting on the grounds of loss of privacy and overlooking.

The neighbours either side of this property have signed a letter of support for the proposed conservatory.

Policy

The property referred to in this application is identified in the North West Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded. In the West Edinburgh Local Plan the property is identified as being within the Urban Area.

Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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 these determining issues, the Committee needs to consider whether:

(a) the proposed conservatory and decking will adversely affect the character of the existing building or the surrounding area.

(b) neighbouring amenity will be adversely affected.

(a) The scale and design of the proposal and the materials selected are in keeping with the property and will not have a detrimental impact upon the property or the character of the area.

(b) The proposals do not comply with non-statutory guidelines in relation to privacy in that the side windows will be within 9.0m of the boundaries (c 5.5 and c 3.5 metres) and are not adequately screened. However, the relevant neighbours have written to state that they have no objections to the proposal and do not wish for additional screening on the boundary. In relation to the objection, the proposal will be more than 9.0m from the rear boundary and complies with policy. The proposals will replace a previous small conservatory on the rear elevation and will not present any significant changes in infringement of privacy. The proposal is less than 4.0m in depth and is inset from boundaries and therefore complies with daylighting standards. There will be no undue impact upon the amenity of occupiers of the neighbouring properties.

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



by Alan Henderson
Head of Planning and Strategy

Contact/tel Jeanette Arnott on 0131 529 3500 (FAX 529 3706)

Ward affected 06 -Davidsons Mains

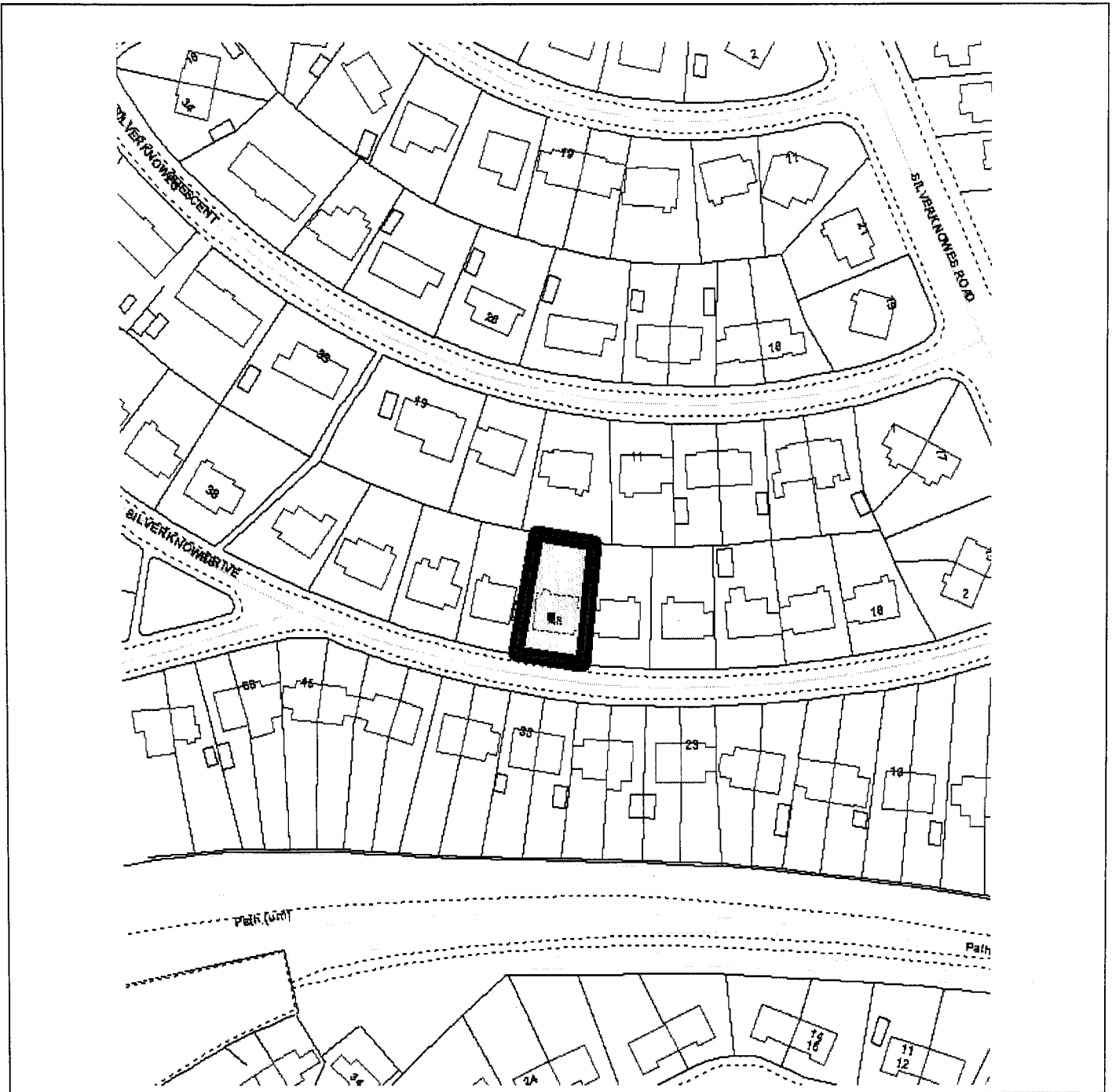
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 4 October 2004

**Drawing numbers/
Scheme** 1 - 3
Scheme 1



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PLANNING APPLICATION

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Proposal	Erect 5.6m x 3.4 m lean-to conservatory to rear of house

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THE CITY OF EDINBURGH COUNCIL
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY