

**Full Planning Application 06/02811/FUL
at
15 Redbraes Place
Edinburgh
EH7 4LH**

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

1 Purpose of report

To consider application 06/02811/FUL, submitted by Mr Uddin. The application is for:
Remove existing flat roofs and erect new pitched roofs

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site comprises a flat roofed house situated on the corner of Redbraes Grove with Redbraes Park. There is an existing single storey flat roof extension to the south east. The surrounding area is residential in nature, with similar flat roof properties to the west in Redbraes Grove, and three storey flatted properties to the north and east, all of which have pitched roofs. The lower flat on the corner of Redbraes Grove has a single storey pitched roof extension. Redbraes Park (open space) is to the south.

Site History

2 October 2002 - planning application for driveway and parking space determined as permitted development (02/03378/FUL).

18 December 2003 - planning permission granted for extension and change of use of land to private open space (03/01990/FUL).

31 August 2005 - planning permission refused and enforcement action authorised for two timber sheds (05/02287/FUL). A subsequent Appeal was dismissed.

29 September 2005 - planning permission refused and enforcement action initiated for stairs and railings on extension (05/01719/FUL). A subsequent Appeal was dismissed.

Adjacent Site

17/1 Redbraes Place:

1 October 2004 - planning permission granted for single storey pitched roof extension (04/02436/FUL)

18 February 2005 - above consent varied (04/02436/VARY).

Description of the Proposal

The application is for the formation of a 2.5 metre high pyramid roof with a chimney on the main part of the house, and a 2.3 metre high hipped roof incorporating a bedroom on the existing extension, with two rooflights on the north east elevation. Proposed principal materials are slate.

3 Officer's Assessment and Recommendations

Determining Issues

- 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposals will harm the character of the existing house or the visual amenity of the surrounding area;
 - b) there will be any adverse impact on neighbouring residential amenity.
- a) The proposed pitched roof extensions, although not in character with the remainder of the houses in Redbraes Grove, assimilates successfully with the streetscape of Redbraes Place, with which it has the stronger spatial

relationship. The increase in height of the roof is contrary to House Extensions Guidelines, but the resulting building form is acceptable in the context of the surrounding area. The existing house is of little architectural merit, and the impact on its character is therefore acceptable.

The proposals do not harm the character of the house or the visual amenity of the surrounding area.

b) The windows in the proposed side extension overlook a road, and are approximately 40 metres from windows in the flats opposite. There are no privacy issues. Daylight loss caused by the pitched roofs is no worse than that caused by the existing flat roof structure.

The proposals have no significant impact on neighbouring residential amenity.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to House Extensions is not, under the specific circumstances of this application, sufficient to justify refusal.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

There is an existing enforcement notice relating to the property in relation to the unauthorised sheds and railings on the roof of the existing extension. Grant of planning permission for this proposal does not affect the enforcement procedures already in place to have these structures removed. Compliance with the Enforcement Notice is required by 31 August 2006.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902
Ward affected	19 - Broughton
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	5 July 2006
Drawing numbers/ Scheme	01-03 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 15 Redbraes Place
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Proposal: Remove existing flat roofs and erect new pitched roofs

Reference No: 06/02811/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

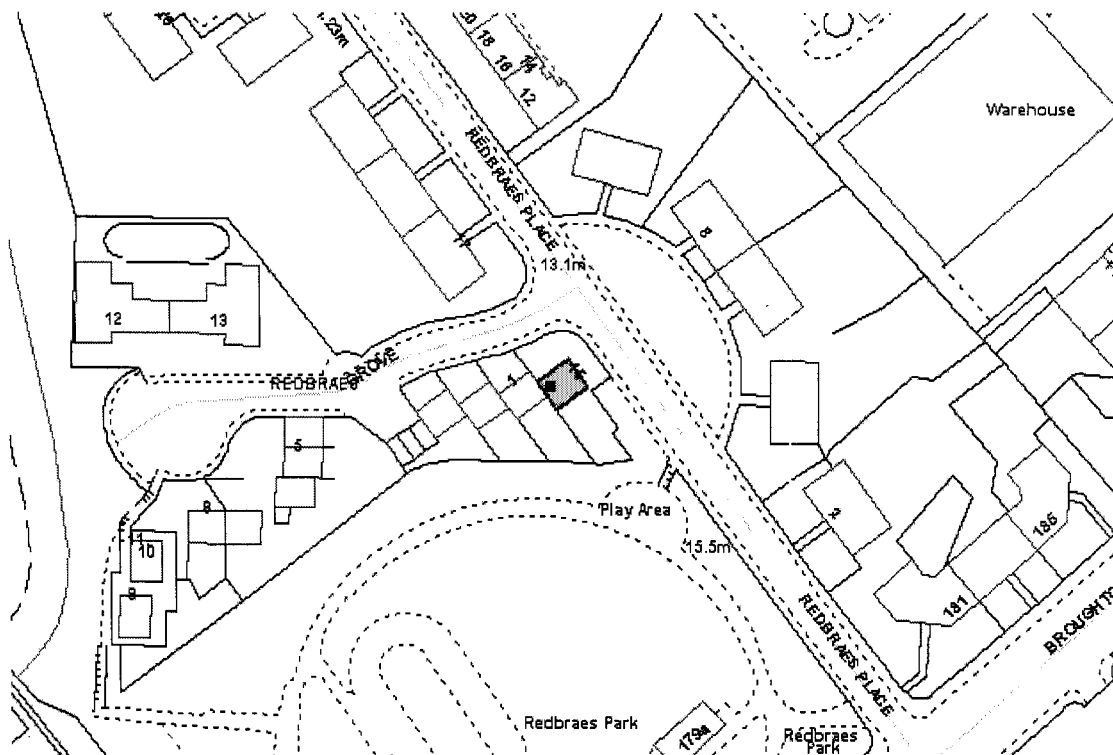
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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