

**Full Planning Application 06/02198/FUL  
at  
64 South Gyle Park  
Edinburgh  
EH12 9EW**

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

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**1 Purpose of report**

To consider application 06/02198/FUL, submitted by Mrs Brown. The application is for:  
**Alterations and two-storey extension to house**

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

**2 The Site and the Proposal**

**Site description**

64 South Gyle Park is a two-storey end terraced dwelling.

The property sits behind the main building line set by neighbouring properties and has a limited aspect to the front.

The property has a large corner garden to the rear which backs onto an access path and the landscaped bunds separating South Gyle Park from South Gyle Broadway. The proposed development replaces an existing conservatory.

**Site History**

There is no relevant planning history for this site.

## **Description of the Proposal**

The applicant seeks planning permission for a two-storey extension with a hipped roof, protruding 4.2 metres to the rear of the dwelling with a width of 4 metres. A hipped roof, single storey extension on the side of the dwelling of 3 metres deep by 6 metres long is also proposed.

The materials are to match the existing dwelling.

Scheme 1

The first set of drawings were of inaccurate scale.

## **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 development is in keeping with the character of the property and its surroundings, and
  - b) Neighbouring residential amenities are safeguarded.
- a) The two storey extension eaves are set below those of the existing dwelling and a significant set down from the ridge of the dwelling is established to ensure that the extension remains subsidiary in scale.
- The single storey extension is of a lesser scale and is set within a large corner garden. Adequate garden ground is retained and the proposed development does not detract from the established character of the dwelling or its surroundings.
- b) The two storey element of the extension extends 4.2 metres from the rear of the dwelling. The extension is sited such that it does not result in any overshadowing in excess of the Council's non-statutory guidelines to any neighbouring property.

Windows at 2nd storey level are limited to the south west elevation overlooking south Gyle Broadway and preventing any loss of privacy to neighbouring premises. Due to the potential for future windows to be installed which might result in a loss of privacy, a condition limiting the installation of new windows is considered appropriate.

The proposed ground floor north east windows lie within 3.35 metres from the neighbouring boundary and the south east windows lie 4.2 metres from the boundary but are adequately screened by the existing and proposed fencing. Windows to the south west face the landscaped bunds. There is no loss of privacy in excess of the Council's non-statutory planning guidelines and overshadowing is contained within the applicants own plot.

In conclusion the proposed extension is subsidiary to the existing dwelling house, is in keeping with the character of the surroundings and neighbouring residential amenities are safeguarded.

It is recommended that the Committee approves this application subject to conditions restricting additional windows and requiring the erection of a screen fence.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904
<b>Ward affected</b>	23 - Gyle
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	7 June 2006
<b>Drawing numbers/ Scheme</b>	01A-02A Scheme 2

#### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3917. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk)

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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Four letters of representation have been received objecting to the application on the grounds of overlooking and loss of privacy.

These issues are assessed in part b) of the assessment.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The application site lies within a mainly residential area within the adopted North West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

### Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

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.

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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.
2. No new windows shall be created at first floor on the east and north elevations of the extension hereby approved, without the prior written approval of the Head of Planning and Strategy.
3. Prior to the completion or use of any part of the extension, the proposed fence as detailed in the approved drawings shall be constructed and thereafter retained and maintained in the approved position.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To protect the privacy to neighbouring premises.
3. To protect neighbouring privacy.

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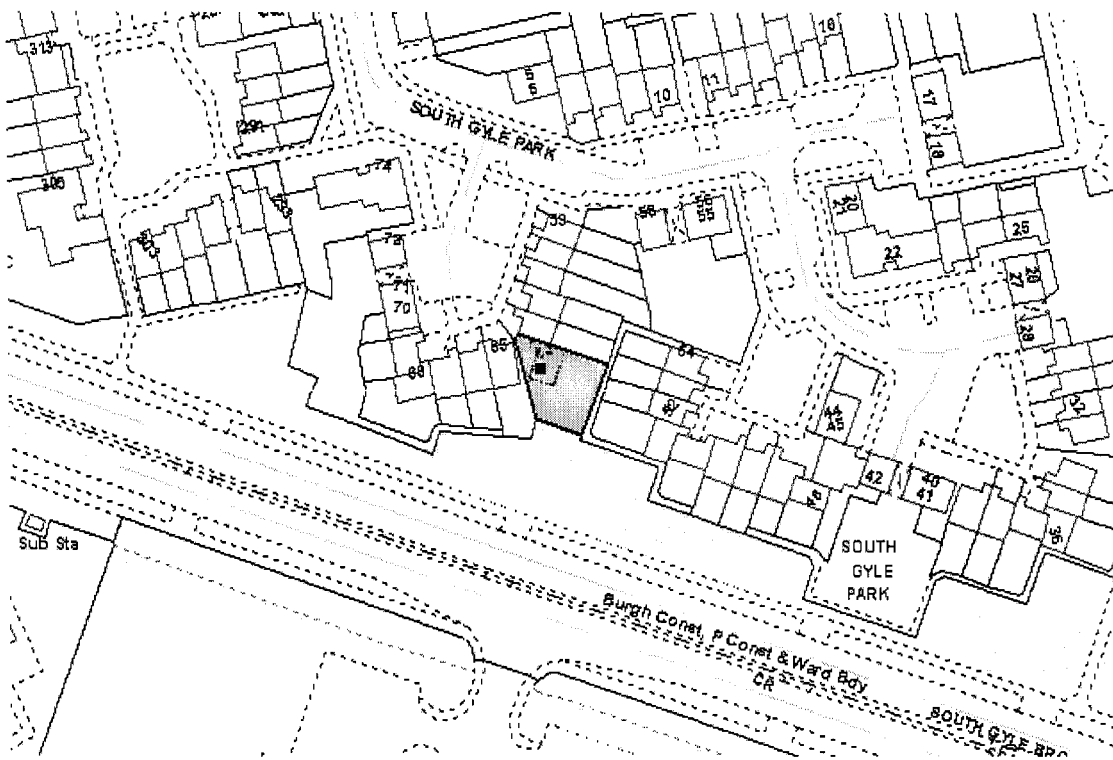
End

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## Location Plan

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