

**Full Planning Application
at
16 Belgrave Gardens
Edinburgh
EH12 6NA**

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

Proposal: Extend house and form dormer window
Applicant: Mr Shepherd
Reference No: 03/01036/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

This is a traditional style 2 storey semi-detached house on the east side of Belgrave Gardens.

Site history

There is no relevant planning history for this site.

Development

The proposal is for an extension of the existing garage and above to form a dining room and a balcony to the front, within the gable of the house. A pitched roof is proposed. A new velux rooflight is proposed to the front of the existing roof and a dormer window is proposed to replace an existing velux to the rear.

Outside walls: Roughcast render.

Roof: Slate

Consultations

No consultations were carried out.

Representations

2 letters of representation were received from neighbours. Main issues raised:-

- a) dormer window would overlook;
- b) side extension not in keeping with the area;
- c) fenestration pattern conflicts with existing;
- d) balcony could cause privacy problems and noise nuisance.

Policy

North West Edinburgh Local Plan

The application site is within a Mainly Residential Area where the existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan

The application site is in the Urban Area.

Relevant Policies:

North West Edinburgh Local Plan

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.

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' 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 main 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 the proposal a) adversely affects the character of the area or b) the residential amenity of neighbours.

a) The proposed extension to the side is within the gable of the house and is set back 1.7m from the front of the house. The balcony is screened by a parapet wall. The dormer window to the rear is set down from the ridge and off the eaves and gable. It is approximately 50% of the width of the roof. Whilst this is in excess of the non-statutory guidelines, the scale and design of the proposals are considered acceptable and they will not have an adverse effect on the character of the house or the surrounding area.

b) There is no overshadowing to neighbouring property as the extension is within the gable of the house, which is in a gable to gable situation with the neighbouring house. The balcony is screened to the side elevations. There is no overlooking of neighbouring property.

The proposals are considered acceptable and there are no compelling reasons for not approving them.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 14 -North East Corstorphine

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 31 March 2003

**Drawing numbers/
Scheme** 01-02
Scheme 1



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PLANNING APPLICATION

Address	16 Belgrave Gardens		
Proposal	Extend house and form dormer window		
Application number:	03/01036/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			