

**Full Planning Application  
at  
120 Easter Warriston  
Edinburgh  
EH7 4QZ**

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

**Proposal:** House extension  
**Applicant:** J Knott.  
**Reference No:** 03/02311/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 site is an end terrace property on a corner with an access road to communal garages with one dwelling attached to the side, the north east, and one to the rear, the south east. All surrounding properties are residential.

### **Site history**

There is no relevant planning history.

### **Development**

It is proposed to erect a side extension to the property facing the access to the side. Due to the configuration of the houses in this street, the property has no rear garden. It would have a footprint of 5.35 metres by 3.5 metres. It would be single storey with a pitched roof having a maximum height of 3.7 metres.

The materials would be brick and tiles.

### **Consultations**

None.

### **Representations**

One letter of representation was received from a residential neighbour, raising the following point:

1. overshadowing and loss of light.

### **Policy**

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

#### Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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 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 design of the proposal is satisfactory,
- b) the proposals are detrimental to residential amenity.

a) The proposed extension would project more than a third of the garden depth of 9 metres. The extension's 3.5 metre projection is a marginal departure from the Council Non-Statutory Guideline on House Extensions. The front and side gardens of the property merge to provide a larger private amenity area, of which an adequate amount would be retained after the construction of the proposed extension. In this unusual case, a departure from the guidelines is accepted.

The extension would not detract from the integrity of the original dwelling house or be detrimental to the character of the local area and the design of the proposal is satisfactory.

b) The windows of the extension would be less than 9 metres from the boundary but would overlook a communal vehicle access to garages. There would be no privacy issue.

The proposal would comply with the Council Non-Statutory Guideline on Daylighting, Overshadowing and Privacy. The single storey extension would project less than 4 metres into the garden and is therefore acceptable in terms of overshadowing.

The proposals would not be detrimental to residential amenity.

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

*Alan Henderson*

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**Alan Henderson**

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

**Ward affected** 21 -Harbour

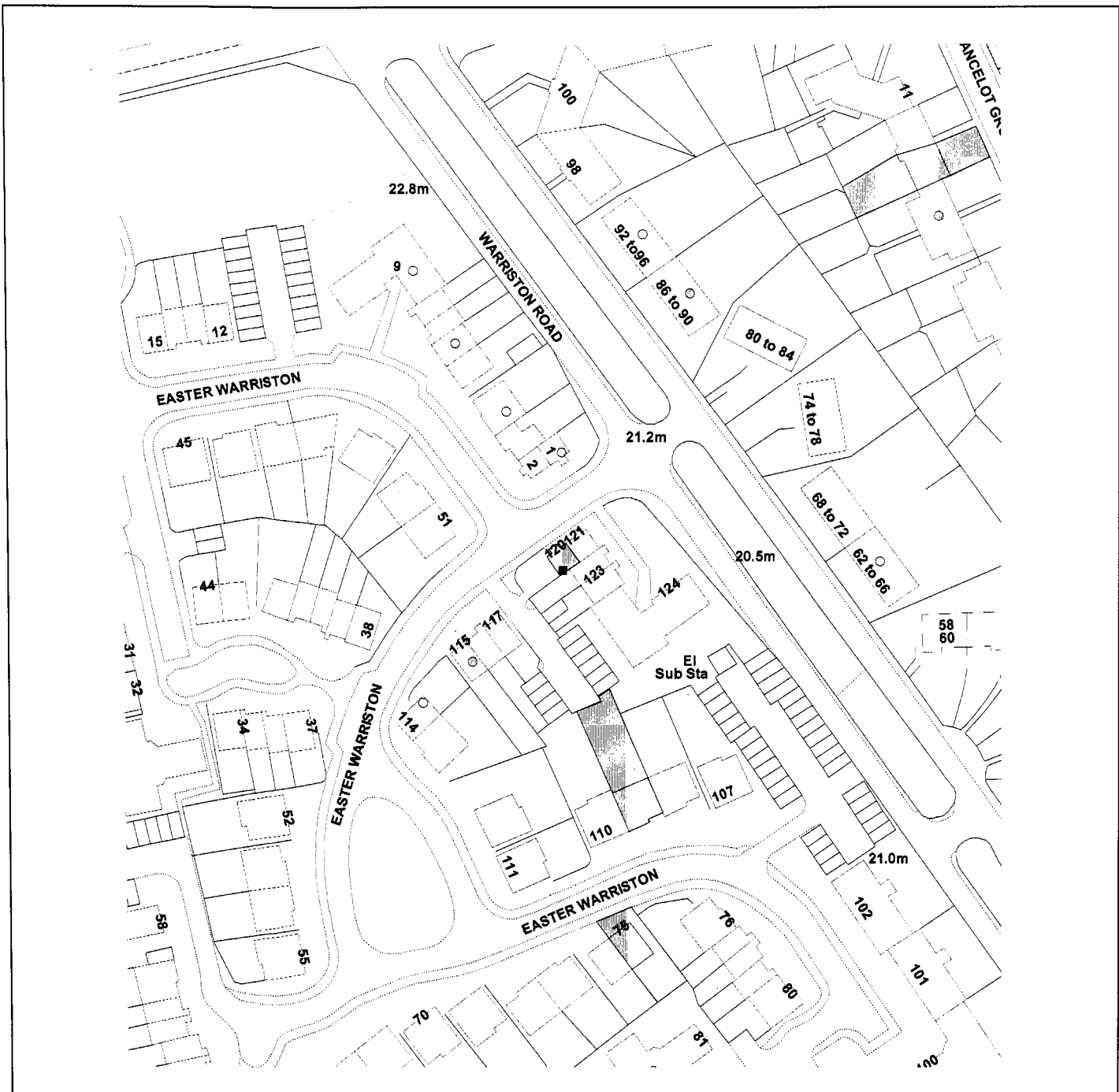
**Local Plan** Central Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 23 June 2003

**Drawing numbers/  
Scheme** 1-5



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# **PLANNING APPLICATION**

<b>Address</b>	<b>120 Easter Warriston</b>		
<b>Proposal</b>	<b>House extension</b>		
<b>Application number:</b>	<b>03/02311/FUL</b>	<b>WARD</b>	<b>21- Harbour</b>
<b>THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			