

**Full Planning Application 05/01945/FUL
at
110 Caroline Terrace
Edinburgh
EH12 8QT**

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

1 Purpose of report

To consider application 05/01945/FUL, submitted by Mr + Mrs Watson. The application is for: **Single storey extension to enlarge and re-plan kitchen and dining areas**

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

2 The Site and the Proposal

Site description

The property is a render and brick dwellinghouse with a concrete tiled roof. There is a single storey flat roof extension attached to the north eastern corner of the dwellinghouse.

Site history

None relevant.

Description of the Proposal

It is proposed to add a 3.65m x 5.45m x 3.5m dry dash rendered brown metal sheeted mono-pitched roofed extension to the rear of the dwellinghouse, the

eastern edge will join the existing extension with the mono-pitched roof extending over part of the original extension. The western side of the extension will extend up to the boundary with 112 Caroline Terrace. The rear elevation would be glazed from floor to ceiling with sliding glass doors.

3 Officer's Assessment 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 need to consider:

- a) Whether the scale and design of the proposal are satisfactory; and;
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The footprint of the proposed extension when added to that of the existing rear extension does not exceed one third of the applicants' rear garden ground therefore will not result in the overdevelopment of the rear garden area.

The single storey extension is of an appropriate scale for the dwelling and the shallow mono-pitched roof will not adversely affect the appearance of the dwellinghouse. The proposal will improve the linkage between the dwellinghouse and the existing single storey extension. Materials are acceptable.

b) The single storey extension will not overlook the neighbouring garden ground and is under 4.0m in depth. The proposal therefore complies with the Council's non-statutory guidelines on Daylighting, Sunlight and Privacy.

The distance referred to in the letter of representation was an option within previous House Extension guidelines.

The proposal will preserve visual and residential amenity.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	14 - North East Corstorphine
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Residential
Date registered	8 June 2005
Drawing numbers/ Scheme	1-5 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,

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 05/01945/FUL

Consultations, Representations and Planning Policy

Consultations

None undertaken.

Representations

One letter of representation has been received raising concerns about the proximity of the extension to the mutual boundary.

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 proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated in the Draft West Edinburgh Local Plan.

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.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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.

Application Type

Application Address:

Proposal:

Reference No: 05/01945/FUL

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



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	110 Caroline Terrace, Edinburgh, EH12 8QT		
Proposal	Single storey extension to enlarge and re-plan kitchen and dining areas		
Application number:	05/01945/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			