

**Full Planning Application 05/01367/FUL  
at  
7 Cramond Vale  
Edinburgh  
EH4 6RB**

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

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**1 Purpose of report**

To consider application 05/01367/FUL, submitted by Mr + Mrs Glennie. The application is for: **Form bedroom and en-suite above existing garage**

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

**2 The Site and the Proposal**

**Site description**

The property is a two-storey terraced house of c.1970s date. It is gable-fronted to the street, with a flat-roofed, single-storey garage link to the adjoining house. The house is finished in light beige brickwork and grey/brown tiles and has a flat-roofed front porch with tile-hung cladding.

The house is in a straight cul-de sac of identical properties, the majority of which have flat-roofed, infill side extensions at first floor level.

**Site history**

There is no relevant planning history for this property. However, there are a number of consents for similar extensions on neighbouring properties.

## **Description of the Proposal**

It is proposed to add a first floor extension over the rear part of the original side garage. It will be flat-roofed and clad in tile hanging.

## **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 needs to consider whether the proposal

- a) Is in keeping with its surroundings and
- b) Safeguards neighbouring amenities.

a) The extension will be well set back from the front elevation and will not detract from the regular, two-storey pattern of the gable-fronted street scene. Its detailing is in keeping with the flat-roofed garage and porch elements of the original design. The extension will be unobtrusive and will repeat a pattern of infill which has already been carried out on 22/34 (65%) of the same house-types in the street.

- b) The proposal complies with overshadowing and privacy guidelines.

In conclusion, the proposal is in keeping with its surroundings and does not infringe amenity guidelines.

It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Ian Smith on 0131 529 3555 (FAX 529 3706)
<b>Ward affected</b>	05 - Cramond
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	9 May 2005
<b>Drawing numbers/ Scheme</b>	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](http://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. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

Application Type

Application Address:

Proposal:

Reference No: 05/01367/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Neighbours were notified on 21 April 2005.

One resident has objected on the grounds that it will create a cramped form of development and that the proposed detailing (flat roof/tile hanging) is inappropriate.

***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 property is within a Mainly Residential Area in the North West Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the draft West Edinburgh Local Plan, the site is within the designated Urban area. Relevant polices are DQ6 (Design) and DQ11 (Extensions).

#### 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.

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.

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01367/FUL

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

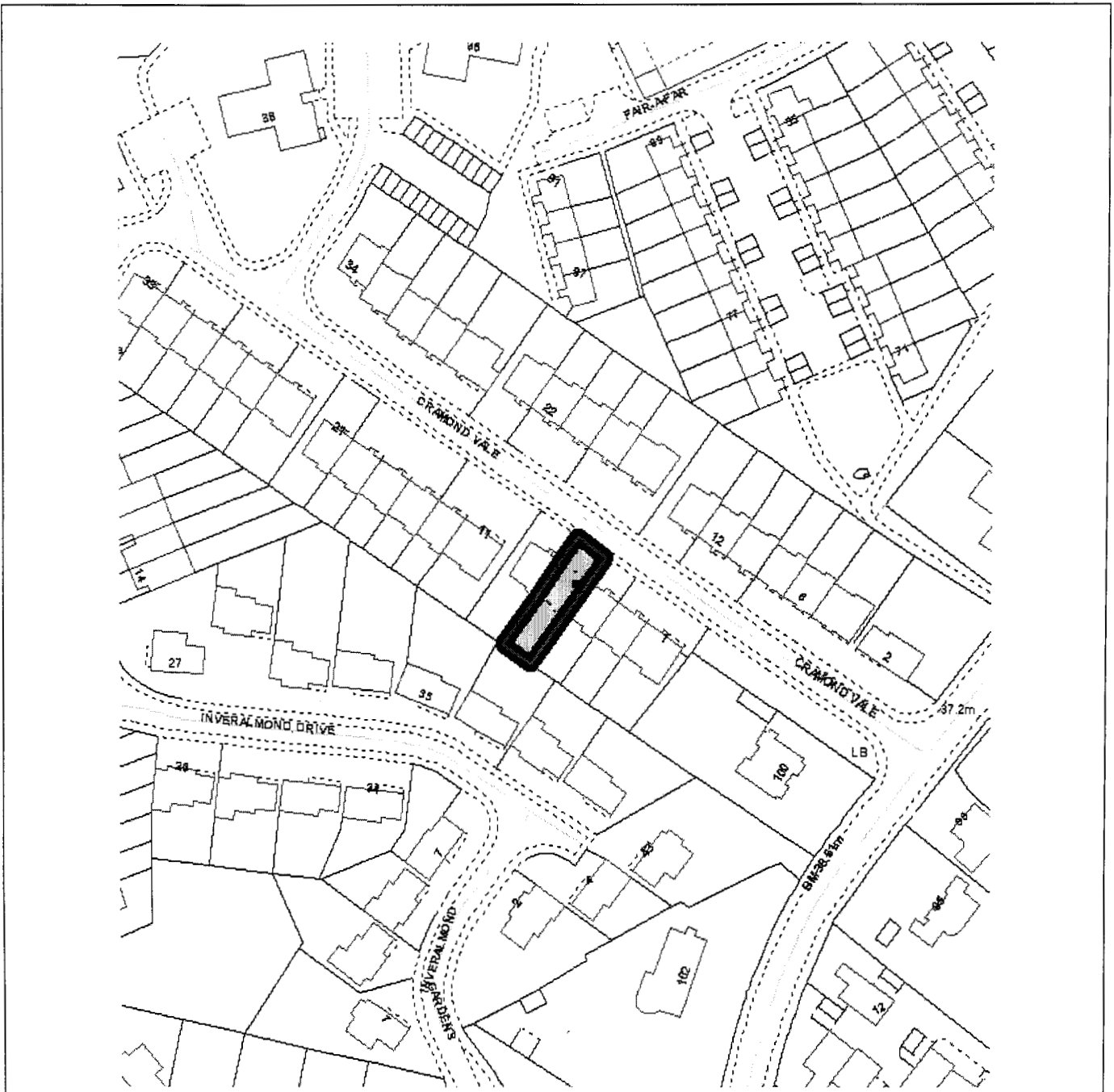
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### **Reasons**

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

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>7 Cramond Vale, Edinburgh, EH4 6RB</b>		
<b>Proposal</b>	<b>Form bedroom and en-suite above existing garage</b>		
<b>Application number:</b>	<b>05/01367/FUL</b>	<b>WARD</b>	<b>05- Cramond</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			