

**Full Planning Application 05/01631/FUL
at
7 Hillhouse Road
Edinburgh
EH4 3QP**

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

1 Purpose of report

To consider application 05/01631/FUL, submitted by Mr + Mrs Cann. The application is for: **Extensions to provide kitchen / breakfast room, lounge + bedroom / ensuite + dressing room also front porch**

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

2 The Site and the Proposal

Site description

The application site comprises a semi detached two storey rendered house with a red tiled roof. The surrounding area is residential. The rear garden is approximately 26 metres in length. High vegetation exists on the boundaries to the south east and south west. The site is bounded on the north west by a 1.5 metre high hedge.

The neighbouring house to the south east is 13 metres in depth from the front elevation, and has a rear conservatory. The neighbouring house to the north west has a single storey rear extension projecting 8 metres into the rear garden.

Site history

23 February 2005 - Planning permission refused for side and rear extension, (04/04560/FUL), for the following reasons:

1. The proposal is contrary to North West Edinburgh Local Plan Policy H4, in respect of New Development, as the proposed extension is not sympathetic in terms of scale and character with its surroundings.
2. The proposal is contrary to Draft West Edinburgh Local Plan Policy DQ11 (Alterations and Extensions) as the proposed extension is not subservient and does not relate carefully to the original building, and has an unacceptable impact upon its surroundings and neighbourhood.
3. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension is not compatible with the original house in terms of scale, and will detract from the integrity of the original building and character of the area.
4. The proposal is contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as the proposed extension will result in loss of privacy and daylight to the property to the south east.

Description of the Proposal

The application is for a single storey side extension, linked to a two storey rear extension, with a decked area to the rear, and a single storey front porch. The rear extension is 5.5 metres in length from the existing rear elevation of the house and is stepped down 0.4 metres from the existing ridge. There are side facing living apartment windows on the south west ground floor elevation.

Materials are roughcast and rooftiles to match the existing house.

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 these determining issues, the Committee needs to consider whether:

- a) The proposed extension will adversely affect the character of the existing house and the visual amenity of the surrounding area
- b) There will be any adverse impact on neighbouring residential amenity.

a) The proposed extension does not dominate the existing house, given the large size of the rear garden. The extension is 4 metres less deep than the single storey extension to the north west, and does not protrude beyond the rear building line of the house to the south east. The rear garden depth from the rear of the decked area is 19 metres. Sufficient garden space will remain for the amenity of residents.

The extension is sympathetic to the existing house in terms of design and materials.

The extension does not significantly disrupt the spatial harmony of the area and does not adversely affect the character of the existing house.

b) The extension will cause approximately four square metres of daylight loss to the single storey extension and adjacent path of the property to the north west. This is not significant as the facing window in the extension serves a bathroom, and is already overshadowed by the boundary hedge. Using the 45 degree assessment method, the rear ground floor window of the adjacent property is overshadowed on the plan, but not the elevation. The proposal is compliant with daylighting guidelines elsewhere. All living apartment windows that cannot be effectively screened are more than 9 metres from boundaries. The distance between the rear of the extension and the rear elevation of the property immediately behind is 50 metres. There are no significant privacy issues. Loss of private view is not a planning consideration.

The proposals comply with the relevant Local Plan Policies. The breaches of Non-statutory guidelines in relation to the size of the extension and the small amount of daylight loss to the property to the north west are not sufficient to justify refusal, given the specific circumstances of the application site.

There are no material considerations which outweigh this conclusion. The reasons for the previous refusal have been met.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	08 - Craigleith
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	2 June 2005
Drawing numbers/ Scheme	01-05 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, Graham Dixon on 0131 529 3519. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 05/01631/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

Two objections have been received. The grounds are loss of daylight and privacy, loss of view, and development contrary to the development plan and non-statutory guidelines.

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

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ11 - seeks to ensure that alterations and extensions relate to the existing building

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

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.

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: 05/01631/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

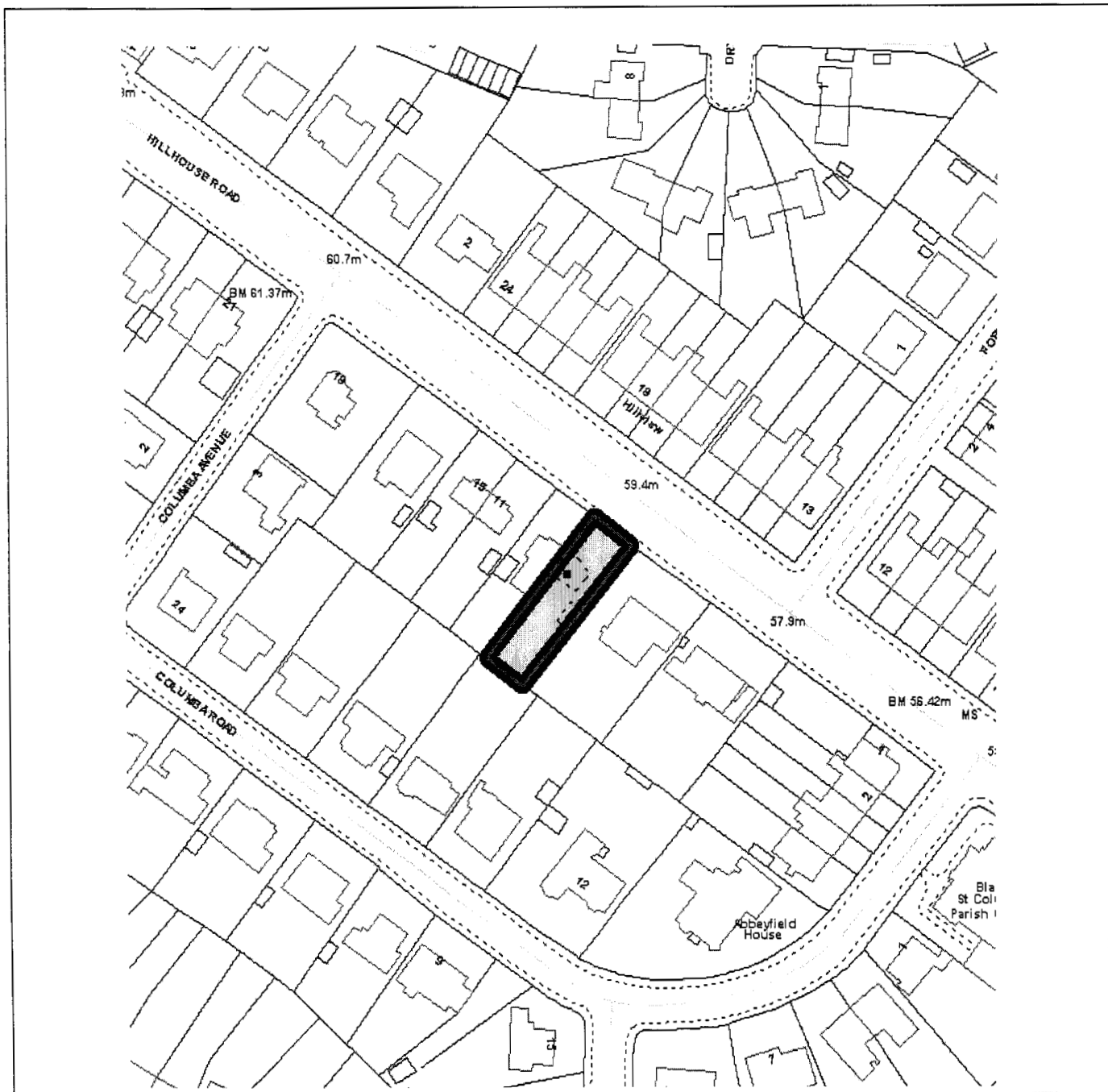
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of screening along the south east and north west boundaries shall be submitted to and approved by the Head of Planning and Strategy prior to work commencing. The screening shall be erected prior to the occupation of the development hereby approved, and maintained to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

End



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PLANNING APPLICATION

Address	7 Hillhouse Road, Edinburgh, EH4 3QP		
Proposal	Extensions to provide kitchen / breakfast room, lounge + bedroom / ensuite + dressing room also front porch		
Application number:	05/01631/FUL	WARD	08- Craigleith

THE CITY OF EDINBURGH COUNCIL
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY