

**Full Planning Application 05/01738/FUL
at
10 Silverknowes Road East
Edinburgh
EH4 5PZ**

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

1 Purpose of report

To consider application 05/01738/FUL, submitted by Mr + Mrs Ponton. The application is for: **Build on extension to dwellinghouse to form family room**

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

2 The Site and the Proposal

Site description

The application property is a semi-detached two storey dwelling house located within the area of Silverknowes. The dwelling is finished in roughcast, has a pitched roof clad in concrete tiles and upvc double glazed windows. There is a small area of garden ground to the front of the dwelling with a driveway to the garage. The garden ground to the rear of the dwelling is substantial and is bounded by mixture of fencing and hedging.

Site history

There is no relevant planning history on file for this site.

The house has previously extended to the side with a flat roofed single storey garage. This has been done through permitted development rights.

Description of the Proposal

The application seeks to erect a single storey extension to the rear of the dwelling. It is to be positioned 2.7m from the boundary shared with the adjoining house and 1.2m from the boundary with 12 Silverknowes Road East. The extension is to be hipped onto the rear elevation, extend 4 metres out from the existing curtilage and is 5 metres wide. The finishing materials are to match the existing dwelling, including concrete tiles, upvc windows and rendered walls. Double doors will allow access directly to and from the extension from the north elevation, high level windows to the west elevation and double window to the east. The floor level of the extension will be slightly raised, in line with the floor level of the existing dwelling.

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

In order to determine this application the following issues should be considered:

a) The effect of the scale, form and design on the character of the area;

b) The effect on neighbouring amenity.

a) The extension is to be single storey, hipped from the rear elevation of the dwelling and subordinate to the main body of the house. The design and materials are in keeping with the existing property and acceptable in scale to the original area of garden ground located to the rear of the premises. There will be an adequate area of amenity garden ground remaining to appropriately serve the dwelling, in line with guidelines

b) The proposal includes windows in either side of the extension on the east and west elevations. The windows to the west elevation are high level and do not create any issues relating to loss of privacy. The larger window to the east elevation does create an infringement in terms of overlooking. This can be overcome by increasing the level of screening to the boundary with the

adjoining property. The current fencing is approximately 1.8 metres high on the neighbours property, in order to satisfy policy guidance a 2 metre high screen fence shall replace the small timber slatted fence to the applicants side. The extension is single storey, does not exceed four metres in depth and is set back from the boundaries. Overshadowing is within guideline parameters.

The proposal will not adversely affect visual or residential amenity.

There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition on screening.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	24 May 2005
Drawing numbers/ Scheme	01 - 02 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: 05/01738/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received in relation to loss of daylight and overshadow and loss of privacy. There are also matters raised within the objection relating to civil matters of which the Local Authority cannot take into consideration.

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 identified within the North West Edinburgh Local Plan as being within a mainly residential area where existing character and amenities are to be protected.

The property is also identified within the Draft West Edinburgh Local Plan as being within the urban area. Policies DQ6 and DQ 11 apply.

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: 05/01738/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

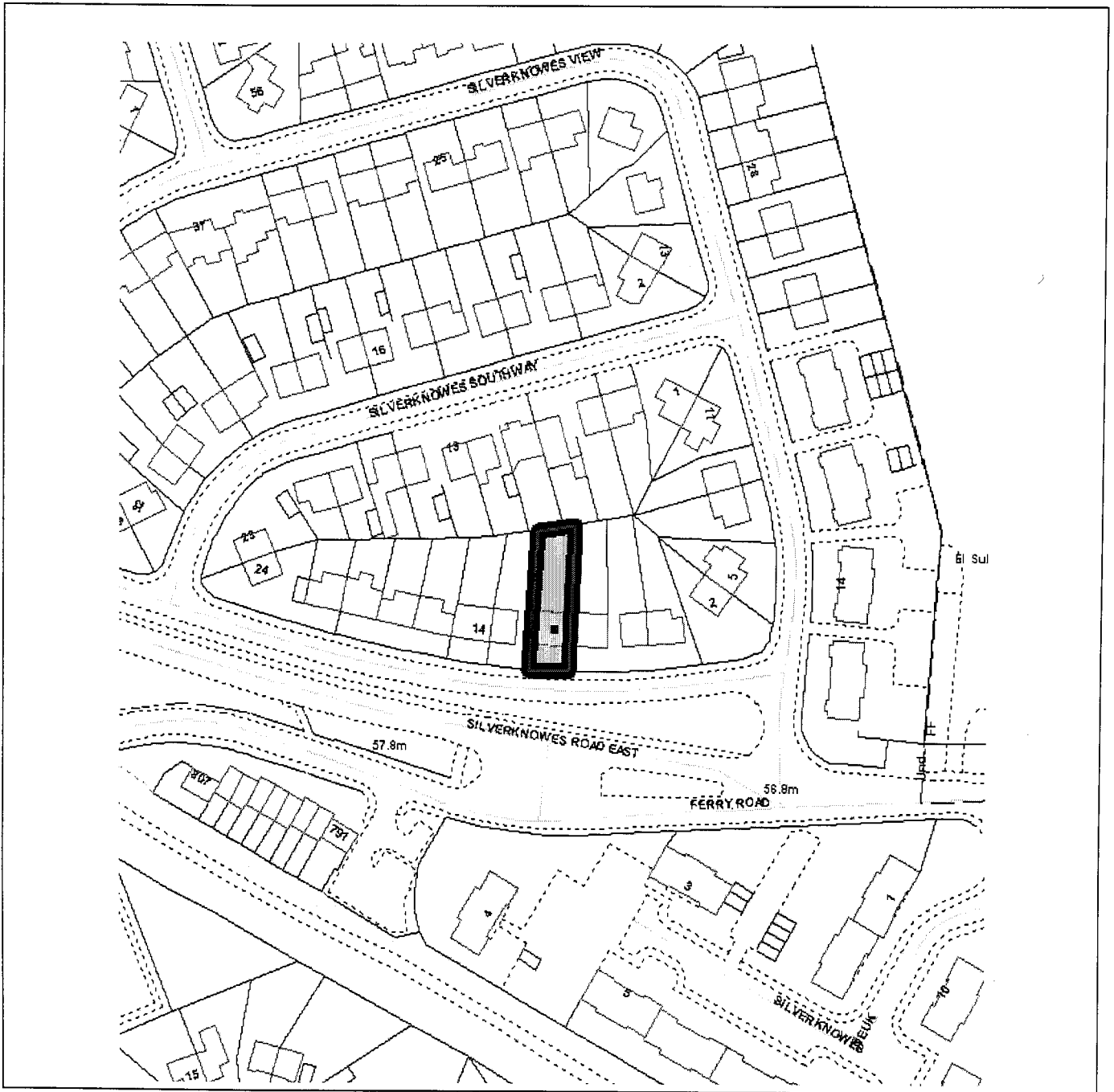
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of a 2 metre high screen fence shall be submitted to and approved by the head of planning prior to work commencing on site. That screen fence shall be erected on the eastern boundary with the adjoining property for a distance of 5 metres from the building line of the dwellinghouse. The screen fence shall be erected prior to the occupation of the extension hereby approved, and always 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 the interests of protecting residential amenity.

End



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PLANNING APPLICATION

Address	10 Silverknowes Road East, Edinburgh, EH4 5PZ		
Proposal	Build on extension to dwellinghouse to form family room		
Application number:	05/01738/FUL	WARD	06- Davidsons Mains
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			