

**Full Planning Application 05/00814/FUL
at
25 South Barnton Avenue
Edinburgh
EH4 6AN**

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

1 Purpose of report

To consider application 05/00814/FUL, submitted by Mr + Mrs Morton. The application is for: **Erection of first floor extension over existing ground floor extension to rear of dwelling (as amended)**

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

2 The Site and the Proposal

Site description

The property is a semi-detached postwar bungalow with a high, A-profile gabled roof and is clad in red/brown brickwork and grey tiles. It has flat-roofed rear and side extensions.

The house is located towards the head of a short cul-de-sac. The neighbouring house (east) has a building line which is set at an angle and well back from that of the application premises.

A large mansarded extension has been built at the rear of the similar property at 29 South Barnton Avenue.

Site history

27 January 1982 - Planning permission was granted for the substantial mansarded extension at the rear of 29 South Barnton Avenue (81/02399/FUL).

Description of the Proposal

Scheme 2

It is proposed to square-off the footprint of an existing flat-roofed rear extension (depth 4 metres) and add a gabled roof to match the roof profile of the existing dwelling.

Scheme 1

The proposal was to add a first floor above the existing L-shaped rear extension and add a combination of flat and pitched roofs.

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) Has an adverse impact on neighbouring amenities.

a) The revised proposal involves a minor infill of the existing L-shaped footprint at the rear of the house and the addition of an attic room within a gabled roof addition. The proposed gabled-roof section, taken to the height of the existing ridge line, will be greater than 50% of the depth of the original

building footprint and it therefore contravenes one criterion of the House Extensions guidelines. However, the revised roof form matches the character of the existing house, with its steeply pitched gabled roof, while the rearward projection and articulation of the extension will avoid detracting from the scale and character of the original roof profile. In this respect, it meets the main requirements of the guidelines. It will improve the fragmented appearance of the existing flat-roofed extensions, is a more sympathetic design than the obtrusive mansarded extension provided nearby, and is an improvement on the mixed-roof extensions (compliant) originally proposed.

b) The revised proposal complies with daylighting standards in relation to neighbouring windows. Although the extension marginally infringes the boundary daylighting criterion (43 degree rule), it is less than 4 metres in depth and is unlikely to prejudice any potential extension of the neighbouring house. The infringement is not significant.

The proposal complies with privacy standards.

In conclusion, the proposal will safeguard the character and appearance of the dwelling and will not detract from neighbouring amenities.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	14 March 2005
Drawing numbers/ Scheme	08-14 Scheme 2

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: 05/00814/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbours were notified of Scheme 1 on 9 March 2005. No representations were received.

The agent has confirmed that the immediately adjoining neighbour was re-notified of Scheme 2 in May 2005. No representations have been received.

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 site is in 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 policies 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: 05/00814/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



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PLANNING APPLICATION

Address	25 South Barton Avenue, Edinburgh, EH4 6AN		
Proposal	Erection of first floor extension over existing ground floor extension to rear of dwelling (as amended)		
Application number:	05/00814/FUL	WARD	06- Davidsons Mains
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			