

Full Planning Application
at
37 Liberton Drive
Edinburgh
EH16 6NL

Development Quality Sub-Committee
of the Planning Committee

Proposal: Propose single storey extension to rear of property
Applicant: Mr And Mrs MacIntosh
Reference No: 03/04512/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The property is a two storey semi detached dwellinghouse on the south side of Liberton Drive. There is an offshoot to the rear of the property which appears to be part of the original dwellinghouse as identified in the pattern of houses in the street.

There have been no previous developments on this property.

Site history

There is no relevant planning history for this site.

This application was initially determined as permitted development and a decision issued. The applicant's agent pointed out that because of the overlap of the new roof with the old, technically this was incorrect. Because there has been a representation against the proposals, the application is being referred to Committee for a decision.

Development

The proposed extension is 21.9 square metres internal floor area, 2.7 metres in height to the ridge and 3.9 metres in height at the pitch of the roof. It is to the rear of the property, with a public park beyond the rear garden.

The materials proposed are roughcast walls, timber windows with natural stone cills, cast iron pipes and a natural slate roof. All the materials proposed match that of the original dwellinghouse.

Consultations

No consultations undertaken.

Representations

One letter of representation was received from a neighbouring property for the following reasons:

1. the proposal would create overshadowing of their rear windows;
2. a tunnel effect would be created with the offshoot of their property;
3. reduction of light; and
4. loss of amenity.

Policy

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

3 Conclusions 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 addressing these determining issues, the following needs to be considered:

a) whether the proposal is in keeping with the character and appearance of the original dwellinghouse and the wider area; and b) whether the proposal has a detrimental impact on neighbouring residential amenity in respect of privacy, overlooking or overshadowing.

a) The extension is proposed in materials and form in keeping with the original dwellinghouse.

The extension would have been permitted development if the original outshoot roof had not been altered. The size of the extension is contrary to the council's non-statutory guidance on House Extensions as it extends slightly more than a third into the rear garden. However, with the extension being 6.2 metres in depth and the garden being 18 metres long, this is marginal. Generally a single storey extension up to 4 metres in length is considered acceptable. In this case, the extension is longer. There is a substantial garden and the extension fits in well with the existing house.

b) The length of the extension has been objected to by neighbours to the east due to the location of their windows and their existing outshoot to the rear. There is no window on the side elevation and therefore no overlooking of the property to the east. The extension is built up to the boundary wall, and there is a window on the rear elevation of the neighbouring property. The extension meets the 45 degree approach in measuring the impact on overshadowing. With regard to the creation of a tunnel effect, there is already an existing 1.5 metre stone wall in place on the boundary, and the eaves of the new extension will only extend a further 1.2 metres above that with a sloping roof pitch to minimise further impact.

The boundary to the west is 6 metres away and screened by a 1.8 metre stone wall. The rear boundary overlooks parkland.

It is considered that although the extension is slightly larger than recommended in the council's non-statutory guidance, there is a substantial garden remaining and minimum impact on the neighbouring property.

It is recommended that the Committee approves this application subject to the condition stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Gayle Adams on 0131 529 3918 (FAX 529 3706)

Ward affected 53 -Alnwickhill

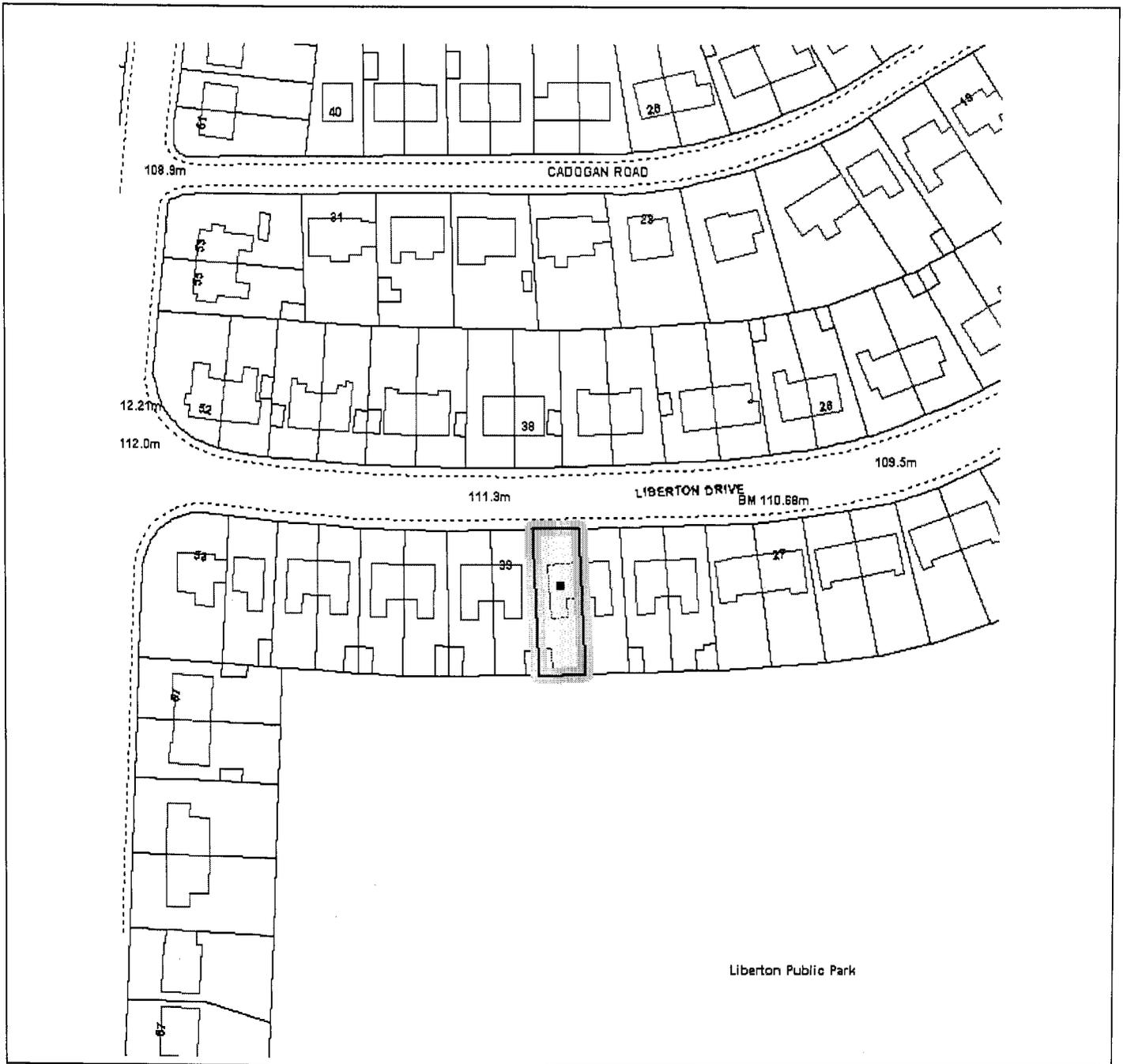
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 10 December 2003

**Drawing numbers/
Scheme** 1-2
Scheme 1



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PLANNING APPLICATION

Address	37 Liberton Drive, Edinburgh, EH16 6NL,		
Proposal	Propose single storey extension to rear of property		
Application number:	03/04512/FUL	WARD	53- Alnwickhill
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			