

Full Planning Application
at
9 Swanston Avenue
Edinburgh
EH10 7BU

Development Quality Sub-Committee
of the Planning Committee

Proposal: Side and rear extensions to existing dwelling house
Applicant: Mr + Mrs L Alexander.
Reference No: 03/04403/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 site is a single storey detached bungalow, finished in stone to the front, roughcast to the rear, located in an area of mixed designs. The house has a pyramidal roof finished in slate. The house has been previously extended with the construction of dormers to the front and rear. There is an access door in a wall which incorporates a porch to the eastern side and a garage at the rear of the garden. The house sits high in relation to the houses to the south and rear. The rear garden is 19 metres in length and well screened.

Site history

There is no relevant planning history for this site.

Development

The proposal is to extend the house on both sides and to the rear.

The western side extension would be built on the boundary and measure 2.8 metres wide, 6 metres long and 4.7 metres high. Windows would face the front and rear on the ground floor.

The eastern side extension uses the existing front stone wall with its garage type door to build a garage on behind it. A pitch roof is included which would house a small room. Windows would face down the garden to the rear, including 2 velux roof lights serving the attic room.

The extension to the rear extends along the whole width of the original house to a depth of 4 metres. The existing roof ridge would also be extended by 4 metres, thereby creating an area of flat roofing finished in lead. The new roof would have the same pitches and finishes as the existing. An existing window on the eastern elevation would be enlarged and face the eastern boundary. A new westerly facing window would be introduced on the existing section of the house gable. A velux in the eastern roof pitch of the existing house would be introduced. A high level window would face the eastern boundary on the rear extensions. All other windows on the rear extension would face down the rear garden.

Due to the ground levels sloping down and away from the house, there would be under building of approximately 1.5 metres. A set of patio doors would lead to a small landing at the top of steps leading down to ground level. A set of patio doors would be recessed into the new rear roof pitch. These doors would lead to a small patio which has a balustrade 0.6 metres out from the doors.

Scheme 1:

The initial proposal had a large easterly facing window and a velux roof window on the rear extension, a terrace leading out of the ground floor patio doors at approximately 1.5 metres in height and a balustrade for a roof patio located at the eaves of the new rear roof.

Consultations

No consultations undertaken.

Representations

5 letters of objection have been received. The comments made are as follows :-

- loss of privacy
- devaluation of property
- increased noise due to proximity of the proposal
- overshadowing
- loss of garden space will create drainage problems
- adverse impact on the character of the area
- neighbour notification was delivered to the wrong address

Policy

The proposal lies within an area predominately allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan area.

Relevant Policies:

South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and it's surroundings and the basic character of the city

Non Statutory Guidelines

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

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 assess the determining issues, consideration needs to be given to:

- a) Whether the proposal is in keeping with the character and appearance of the building and the area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of amenity

a) The side extensions are set back and down from the existing house. They have also been designed to match the style and materials used on the original house.

The rear extension does not extend more than one third into the rear garden, and does not extend the roof ridge by more than half the depth of the house. The main attic window with the patio doors is recessed into the roof such that its visual impact will be minimal. The patio outside the roof windows has a railing which is also set back behind the roof plane thereby minimising the visual intrusion into the roof. The materials and design of the proposal match the existing house. The proposal complies with the Council's Non Statutory Guidelines on House Extensions. The character of the area and the architectural integrity of the building are not adversely affected by the proposal.

b) The side extensions are in a gable to gable location such that any overshadowing is considered acceptable. The rear extension does not raise any overshadowing issues. With regards to privacy, the house sits high in relation to houses to the rear but the rear garden is long. There would be 14 metres of rear garden remaining after the extension is built and window to window distances to the rear would be 26 metres. Windows on the side of the proposal are either located on the original part of the house or are high level such that no privacy issues are raised by them. The proposal complies with the Council's Non Statutory Guidelines on Daylighting, Privacy and Sunlight.

In conclusion, the proposals will not adversely affect the visual amenity of the area or the amenity of neighbouring residents.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David McFarlane on 0131 529 3512 (FAX 529 3716)

Ward affected 52 -Fairmilehead

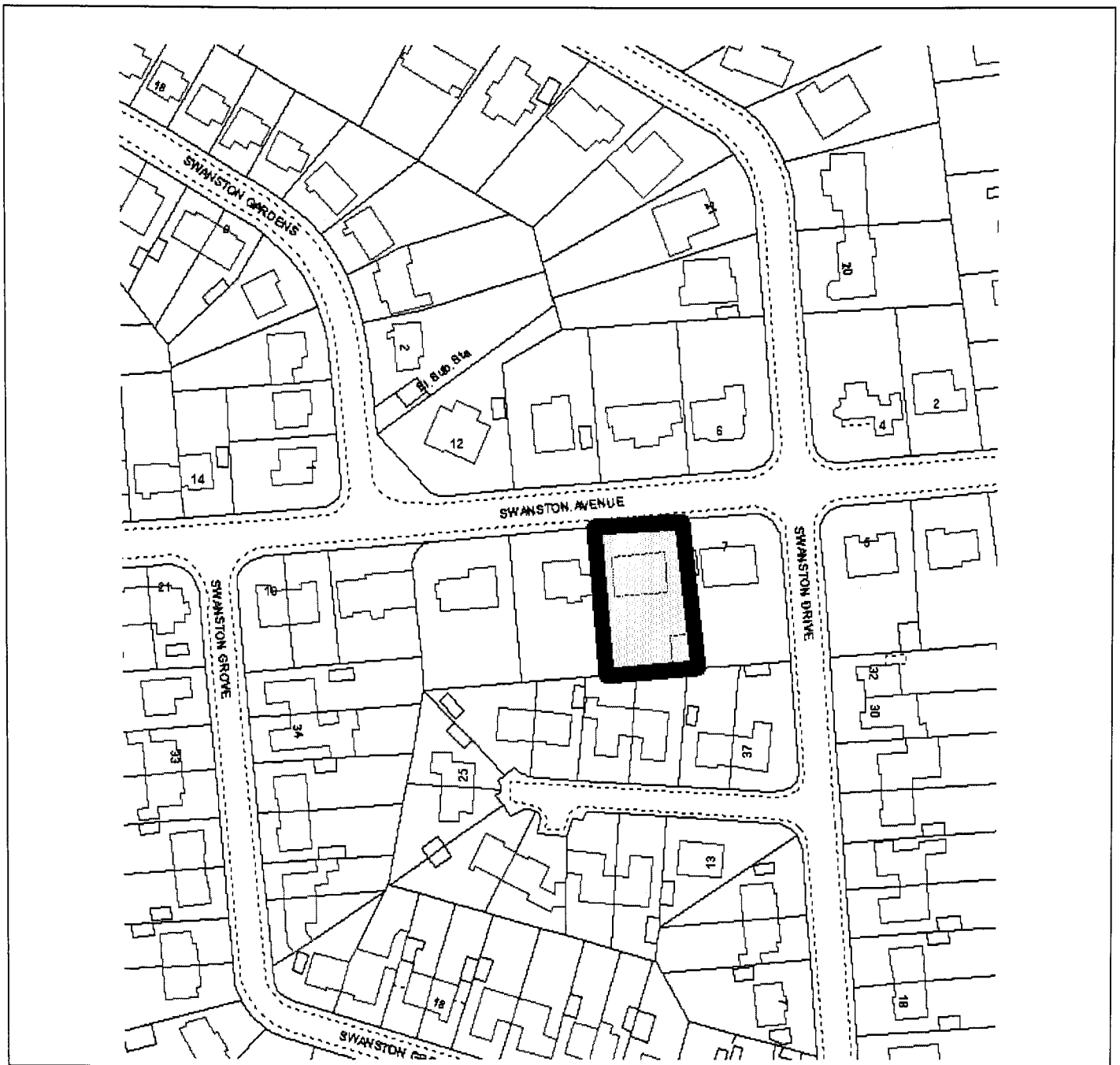
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing

File

Date registered 15 December 2003

**Drawing numbers/
Scheme** 1,4,5,6
Scheme 2



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PLANNING APPLICATION

Address	9 Swanston Avenue, Edinburgh, EH10 7BU		
Proposal	Side and rear extensions to existing dwelling house		
Application number:	03/04403/FUL	WARD	52- Fairmilehead
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			