



Item no 6

Full Planning Application 09/01303/FUL

at

7, 8 Hatton Mains

Calder Road

Edinburgh

EH27 8EB

Development Management Sub-Committee
of the Planning Committee

DEPARTURE FROM THE DEVELOPMENT PLAN

The development proposed by this application is a departure from the development plan:

A departure has been justified in this instance as the area of farm land to be taken into residential use is small at approximately 30 square metres, is required in connection with an existing use in the green belt and the proposal will not visually impact on the green belt, openness of the area, its landscape quality or character.

1 Purpose of report

To consider application 09/01303/FUL, submitted by Mr + Mrs Donoghue. The application is for: **Conversion of 2 existing terraced cottages into 1 dwelling, new extension to rear, partly on existing agricultural land, existing rear extensions demolished, existing windows and doors reconfigured, new dormers and rooflights added.** The application includes a change of use of land from agricultural to residential.

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

Two semi-detached single storey farm cottages located on the north side of the A71 adjacent to Easter Hatton Mains. The properties have direct vehicular access from the A71. To the east of the application site is arable farmland with an area of grazing to the north. Easter Hatton Mains lies to the west of the cottages.

Site History

June 2009- Planning application for the conversion of two existing terraced cottages into one withdrawn (application reference 08/04113/FUL).

Description of the Proposal

It is proposed to combine the two semi-detached cottages into one and alter and extend the property. As part of the proposal it is proposed incorporate a strip of land approximately six metres deep into the garden ground of the property. The land is to the north of the site and is currently part of an existing arable field, which is located in the green belt.

The alterations to the cottages include introducing three dormer windows and three rooflights to the front of the properties and one dormer window and one rooflight to the rear.

The proposed extension is located centrally on the rear elevation of the property resulting in a 'T' shaped plan form. The demolition of three existing outshoots to the rear of the property is required to facilitate the extension.

The extension extends out into the rear garden of the property by 6700mm and is 6900mm wide. It has a pitched roof with a slate finish and has a hipped end. A render finish with stone quoins is proposed to the walls of the extension.

Windows are proposed on the north, east and west elevations of the extension.

3 Officer's Assessment and Recommendations

Determining Issues

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 principle of the proposal is acceptable;
- b) the effect of the proposal on the appearance of the existing dwelling houses;
- c) the proposal would have an adverse impact on neighbouring residential amenity;
- d) the proposal would have an adverse impact on the green belt.

a) The proposal is for an extension to the rear of two existing cottages in the green belt. The extension is large at approximately 50 sq.m in area. However, this represents an increase of approximately 18 sq.m. in the overall footprint of the existing building. Policy E5 of the Rural West Edinburgh Local Plan allows proposals for minor extensions to existing buildings in the green belt subject to the proposals not having an adverse effect on the openness of the area or its landscape quality or character.

The extension of the boundary of the property into green belt land is a departure from the development plan as it is not for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate to the rural character or where a countryside location is essential. However, the use is in connection with an existing non-conforming use in the green belt and the proposal does not visually impact on the green belt due to its location to the rear of the cottages and its predominant use as a garden. A departure to the development plan is therefore considered acceptable in this instance.

b) The dormer windows to the front and rear comply with non-statutory guidance in relation to their positioning on the roof.

Although the roof extension is more than half the depth of the cottages, it is located centrally to the rear of the cottages and therefore remains visually subservient to the cottages.

The extension is in keeping with the existing dwelling houses in terms of design, scale and proposed materials.

c) Residential properties are located 500m to the west of the application site and over the A71 to the south. The land to the north is used for grazing whilst the land to the east is arable farmland. The proposed extension and alterations including the dormer windows to the front and rear of the combined cottage will not adversely affect neighbouring residential amenity.

d) The rear garden area of the cottages consists of an eleven metre strip of land covered in rough grass with grazing land beyond. The extension only occupies approximately 12% of the rear garden area and due to its location does not visually impact on the openness of the area, its landscape quality or character.

In conclusion, the proposed encroachment into the green belt does not comply with adopted local plan policy. However, the change of use from agricultural land to garden ground and the extension to the building do not visually impact on the green belt, openness of the area, its landscape quality or character. A departure is therefore justified in this instance. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

A handwritten signature in black ink, appearing to read 'John Bury', written in a cursive style.

John Bury
Head of Planning

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	A02 - Pentland Hills
Local Plan	Rural West Local Plan
Statutory Development Plan Provision	Green Belt
Date registered	29 May 2009
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, Helen Martin on 0131 529 3517. Email: helen.martin@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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

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Application Address: 7, 8 Hatton Mains
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Proposal: Conversion of 2 existing terraced cottages into 1 dwelling, new extension to rear, partly on existing agricultural land, existing rear extensions demolished, existing windows and doors reconfigured, new dormers and rooflights added. The application includes a change of use of land from agricultural to residential.

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours have been notified of the application. The application was advertised on 12 June 2009. No letters of representation 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 properties are unlisted buildings in the green belt in the Rural West Edinburgh Local Plan.

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan.

Policy E5 says that in order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or countryside must criteria which aim to achieve high standards of design and landscaping.

Relevant 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 AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

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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

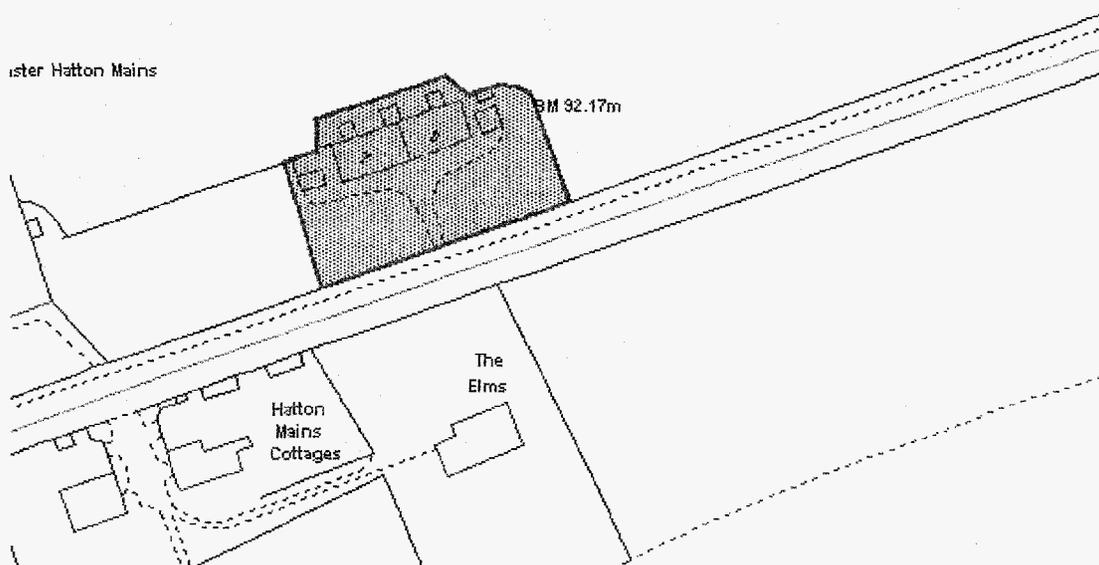
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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