

**Full Planning Application  
at  
7 Craiglockhart Road  
Edinburgh  
EH14 1HJ**

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

**Proposal:** Extension and alterations to form kitchen and garden room and erection of replacement screen fence to rear. (Amended re-submission of withdrawn application 04/00324/ful)

**Applicant:** Mr + Mrs Wilkie

**Reference No:** 04/01239/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.
2. Prior to the commencement of works on site details of the replacement screen fence shall be submitted to and approved in writing by 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 order to enable the planning authority to consider this/these matter/s in detail.

## **2 Main report**

### **Site description**

The application site is a semi detached two-storey villa, located on the south side of Craiglockhart Road. It is surrounded by similar styled properties. The property is neither listed nor is it located within a conservation area.

### **Site history**

Extensions and alterations, into attic space and to rear, to form new bedroom/en suite and garden room. - Withdrawn - 24.03.04 (04/00324/FUL)

### **Development**

#### **Scheme 1**

This application concerns the erection of a rear single storey garden room /kitchen extension and attic conversion comprising 3 dormers on the front, side and rear roof elevations. The dormer cheeks are to be finished in wet dash render to match the existing walls. The side dormer that has a pitched roof is to be finished in natural slate. All other roofing is to be felt ("Sarnafil"). The walls of the ground floor extension are to be finished in horizontal cedar boarding and smooth cement render panels. The windows on the ground floor extension are to be hardwood (clear varnish finish) and the dormers will consist of timber framed double-glazed units, painted white, to match the existing windows. A set of replacement gates is also proposed between the proposed rear extension and the existing garage.

#### **Scheme 2**

Attic conversion works, comprising dormer windows, now deleted.

### **Consultations**

No consultations undertaken.

### **Representations**

#### **Scheme 1**

Thirteen letters of representation have been received. The nature of the concerns raised include: -

1. overshadowing of neighbouring property
2. loss of privacy
3. the extensions are out of proportion and not sympathetic to the main dwellinghouse in design terms.

4. the ability to build the extension and its subsequent maintenance owing to its close proximity to the communal boundary.
5. the potential for damage to services that exist within the communal driveway shared between the application property and no. 9.
6. accuracy of the submitted plans as the applicants existing fence is not erected entirely within his land.
7. the proposed works associated with the construction of the development will restrict vehicular access to the neighbouring property

The use of velux windows has been suggested as an alternative to the dormer windows.

## **Scheme 2**

No further consultation undertaken.

## **Policy**

South West Edinburgh Local Plan - Mainly Residential Area.

Draft West Edinburgh Local Plan - Urban Area

### Relevant Policies:

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

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

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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**

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 take account of the following considerations:

a) whether the proposal represents a sympathetic extension to the existing dwellinghouse and

b) whether the proposal will affect the residential amenity of the adjoining neighbouring properties through loss of daylighting/overshadowing and privacy.

a) The scale and design of the proposed garden room extension relates sympathetically to the dwellinghouse. In particular, the extension in terms of its appearance and use of materials represents a modern contemporary design.

The remaining garden area at the rear exceeds 9 metres, so retaining an appropriate level of residential amenity. Furthermore the resultant building to plot ratio remains consistent with surrounding plots.

b) In terms of daylighting/overshadowing and privacy, impact upon neighbouring properties, the rear ground floor extension extends no more than 4metres in length into the applicant's rear garden. Therefore, this extension can be considered as an exception concerning daylighting/overshadowing as advocated by the relevant non-statutory guidelines.

Regarding loss of privacy, the proposed rear garden room extension will have no openings that directly overlook the neighbouring garden of No.5. The windows face onto the applicant's rear garden that will remain over 20 metres in length thus it will not impact on loss of privacy to the occupiers of those properties in Colinton Road to the rear. On the other side of the proposed extension (facing southwest,) a new replacement fence (1.7 metres in height) will obscure the windows that face onto the driveway and garden ground of No 9.

Other issues raised by neighbours including maintenance, damage to services and right of access for vehicles during construction are not material planning considerations.

The applicant has stated on his submitted block plan that all works (including the erection of the replacement screen fence) are within his ownership. Any counter claim is a civil matter for the applicant and his neighbour to address.

In conclusion, the proposal is acceptable in visual terms and it will not result in any loss of residential amenity to neighbours.

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

  
ppd **Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Ian Dryden on 0131 529 3464 (FAX 529 3717)

**Ward affected** 26 -Craiglockhart

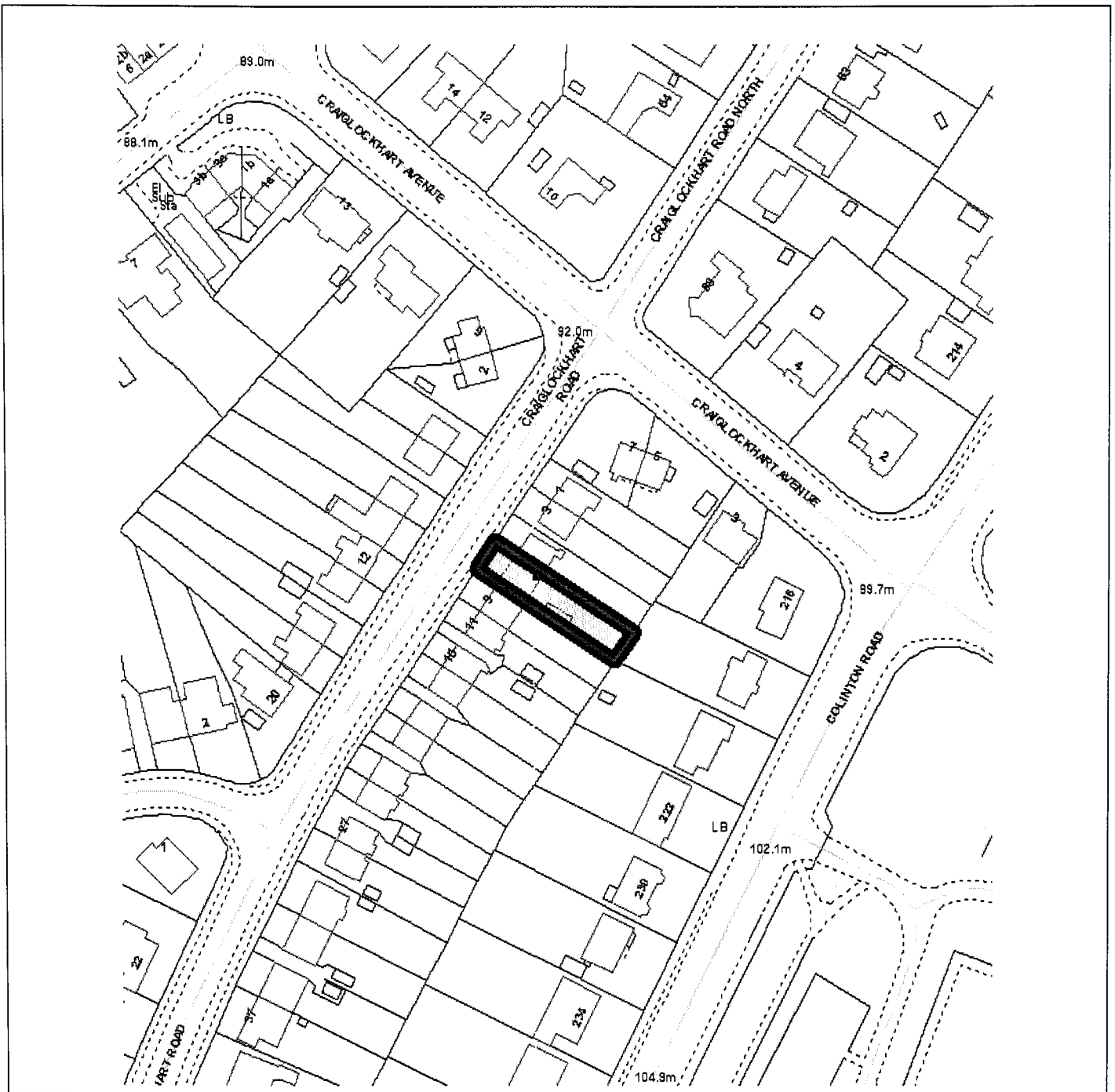
**Local Plan** South West/Draft West

**Statutory Development  
Plan Provision** Mainly Residential/Urban Area

**File**

**Date registered** 5 April 2004

**Drawing numbers/  
Scheme** S1: 01-04, S2: 01,02,05\_06  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>7 Craiglockhart Road, Edinburgh, EH14 1HJ</b>		
<b>Proposal</b>	<b>Extension and alterations to form kitchen and garden room and erection of replacement screen fence to rear. (Amended</b>		
<b>Application number:</b>	<b>04/01239/FUL</b>	<b>WARD</b>	<b>26- Craiglockhart</b>

THE CITY OF EDINBURGH COUNCIL  
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY