

**Full Planning Application  
at  
17 Greenbank Row  
Edinburgh  
EH10 5SY**

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

**Proposal:** Alterations to existing fabric to form 2 dormers and removal of existing single garage to construct extension to east elevation  
**Applicant:** Mr + Mrs Harkin  
**Reference No:** 04/00952/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. Sample/s of the proposed dormer finishes shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

**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 site accommodates a single storey detached bungalow dwelling house on the north side of Greenbank Row within an established residential area. The site is screened on the side and rear boundaries by hedgerow/fencing approx. 1.4 to 2 metres in height.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposed development involves the erection of a single storey extension on the east and rear elevation of the existing dwelling house. This has been reduced in length and height from the original submission. The development also involves the installation of two dormer windows, one in the front roofscape and one to the rear of the existing house. Finishing materials are render and timber.

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbour notification was issued on the 8th March 2004. Three letters of objection have been received, one of which has since been withdrawn.

Objections relate to the scale of the proposals and overlooking.

As a consequence of the representations from no. 19 Greenbank Row, the applicant submitted revised proposals that reconcile the floor levels of the projected extension with the existing garden ground. This restricts the height to that of the existing garage. This is acceptable to the applicants neighbour at no 19 and the objection was subsequently withdrawn based on these revised proposals.

### **Policy**

The proposed development is located within the South West Edinburgh Local Plan in an area designated as mainly residential and Draft West Local Plan in an area designated as mainly residential.

### **Relevant Policies:**

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.

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.

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.

### **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 address the determining issues, the Committee needs to take account of the following specific considerations:

- a) Is the scale and design of the proposals acceptable?
- b) Do the proposals have any adverse effect on the amenity of neighbouring residents?

a) The revised proposals for a flat roofed extension to the east and rear of the dwelling will have a footprint of approximately 3 metres by 12 metres with a height of 2.75 metres. The revised proposal does not extend beyond one third of the rear garden depth. The extension is set back 3 metres from the front building line. The proposed external building materials will consist of roughcast painted white, new scraped white render and timber.

The proposed dormer windows will have a timber exterior. The timber finish, while not specified on the drawings will be red cedar. This detail was clarified through discussions with the applicant. Notwithstanding this, a condition requires attached that the dormer finishes will be agreed prior

to commencement of work on site. All proposed external materials are appropriate for the location.

The proposed dormer windows on both the front and the back of the existing house satisfy the relationship between the dormer and the eaves, ridge, gable and hip as per the development quality guidelines. The size of the dormers are marginally greater than one third of the average roof length (40%). Notwithstanding this it is considered that the proposals are compatible with the character of the existing building and will not dominate the form of the existing roof. The proposal will not detract from the street scene, as there are many other similar additions on properties in the street.

b) A distance of 10.5 metres will be achieved between the windows of the extension and the adjacent property to the west and 17 metres to the site boundary to the north. The east wall of the extension will form a new boundary between this property and that adjoining property to the east, this is acceptable, as there is neither "dead space" created nor are there any windows in the eastern elevation. The extension will not overshadow the adjacent properties.

The projected rear bay window will be less than 9 metres to the west boundary but as there is an established boundary consisting of a high timber fence and mature landscaping there will be no overlooking to the adjoining property on the west.

The proposed dormer to the front will look onto the street (Greenbank row) and the front gardens of residential properties that adjoin the property to the east and west. These areas are not private at present therefore the side window in the dormer will have no significant impact.

The dormer to the rear will be visually acceptable, and will not cause any problems with overlooking considering there is approximately 24 metres of garden ground to the rear of the existing property.

The proposals are considered to be visually acceptable in terms of materials, design, scale and massing, as they will not be visually prominent in the street scene, nor will they detract from the integrity and character of the existing house. The proposal will not have a detrimental affect on the amenity of neighbouring properties, as the development will not result in overshadowing or unacceptable overlooking.

It is recommended that the Committee approve this application, subject to the conditions stated.

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

**Contact/Tel** Mary Crowley on 529 3634

**Ward affected** 51 -South Morningside

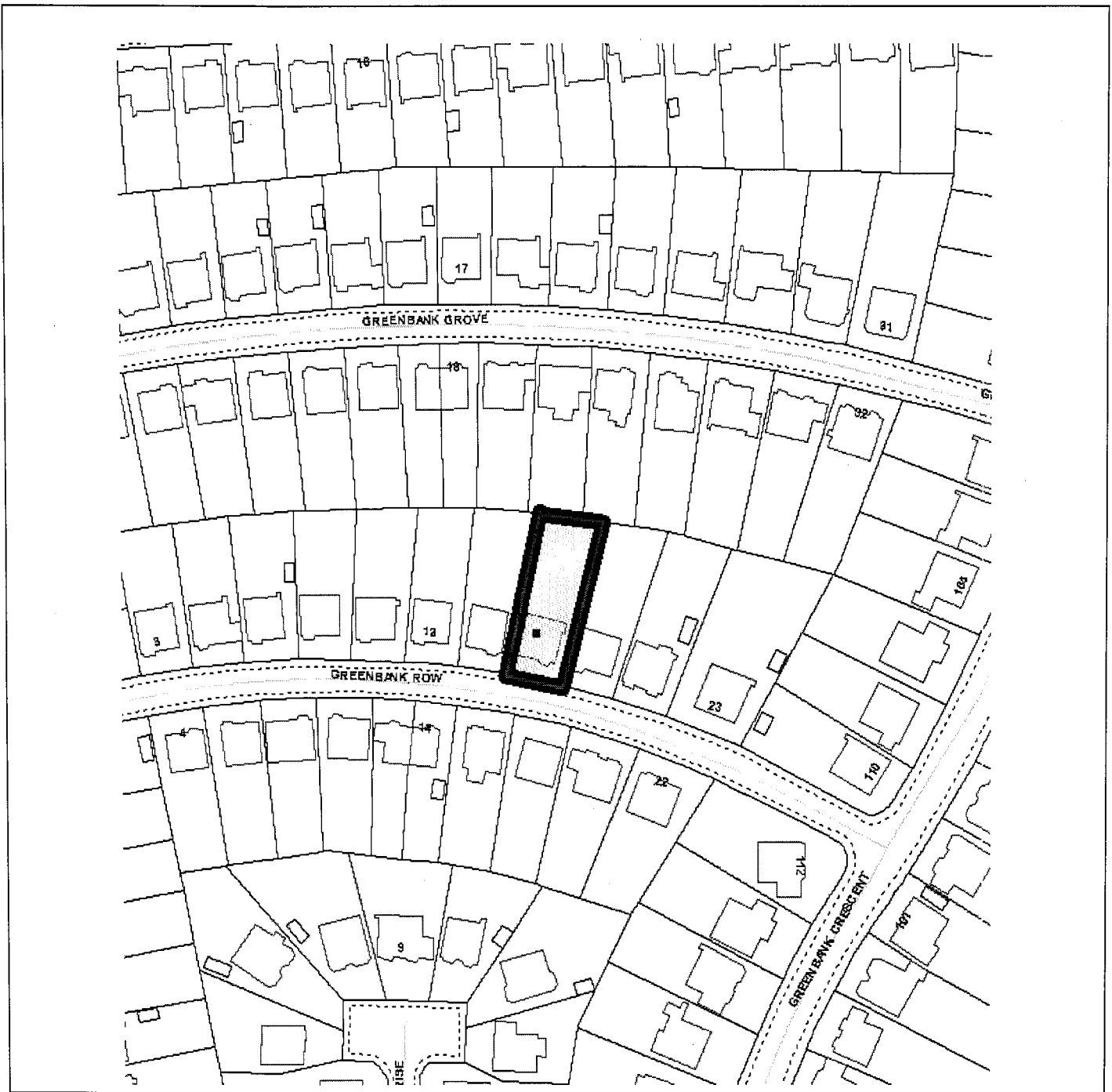
**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 19 March 2004

**Drawing numbers/  
Scheme** 1, 11-13



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# **PLANNING APPLICATION**

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|----------------------------|--|-------------|------------------------------|
| <b>Address</b>             | <b>17 Greenbank Row, Edinburgh, EH10 5SY</b>   |             |                              |
| <b>Proposal</b>            | <b>Alterations to existing fabric to form 2 dormers and removal of existing single garage to construct extension to east</b> |             |                              |
| <b>Application number:</b> | <b>04/00952/FUL</b>  | <b>WARD</b> | <b>51- South Morningside</b> |

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