

**Full Planning Application 05/00117/FUL**  
at  
**23 + 29 Clarebank Crescent**  
**Edinburgh**  
**EH6 7NL**

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

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**1 Purpose of report**

To consider application 05/00117/FUL, submitted by Mr + Mrs Whyte + A + K Christie. The application is for: **Formation of two platforms at each side of existing rear steps at 23 + 29 Clarebank Crescent**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The properties lie in a group of similar properties, with tenements lying to the NW and large stone villas to the west. These have exceptionally long gardens.

The relationship to the gardens of the lower villas differs on each side. The garden to 25 aligns with the existing rear outshoot, whilst at no 27 (the sole objector) the garden below overlaps the proposed platform by 1m.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application proposes a pair of balcony-style features to the rear of a pair of upper villas in a Victorian terrace.

Each is only just over 2sqm in area, and stand on timber posts. Both platforms stand over the gardens of the houses served.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

### **ASSESSMENT**

In order for the Committee to determine this application the following issues should be considered

- a) the effect of the scale, form and design on the character of the area
- b) effect on neighbouring amenity

a) Although unusual, the application is very minor in scale and limited in effect.

Being wholly to the rear there is no effect on the public perception of the street.

From the rear the effect of the physical alterations have little effect on appearance.

b) Although the neighbour at 27 objects to the platform directly adjoining his garden, the relationship in policy terms is identical to that of two existing windows on the same boundary. Similarly, the garden of the ground floor flat at No.25 is already overlooked.

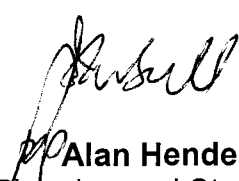
Privacy to the rear boundary is slightly compromised, but only by 1m more than the existing stair landing, and no different than the fourth step from the landing. Therefore although the platforms are only just over 4m from the rear western boundary to the rear this is not considered to have any great effect on privacy. It is noted that the houses facing the platforms are over 35m distant,

so distance from the platforms to the nearest windows exceeds 18m required by policy. There is not considered to be any prejudice to development of these houses to the west.

Most daylight effects fall on the applicants' own ground. There is an effect on the adjacent garden ground at 27, but this is limited to an area of 3sqm in policy terms, and more critically Skylight Factor is unaffected. The proposal complies with daylight and overshadowing guidelines.

In conclusion, there will be no undue impact on visual and residential amenity.

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



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
<b>Ward affected</b>	37 - Leith Links
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	17 January 2005
<b>Drawing numbers/ Scheme</b>	1-6 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on (0131) 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One letter of objection was received from 27 Clarebank Crescent, owner of one of the lower villas and gardens.

This objected to loss of privacy and potential loss of daylight, particularly were the sides of the platforms given a solid screen.

***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 property lies in an area of Housing and Compatible Uses as shown in the NEELP.

#### Relevant Policies:

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.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend 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.

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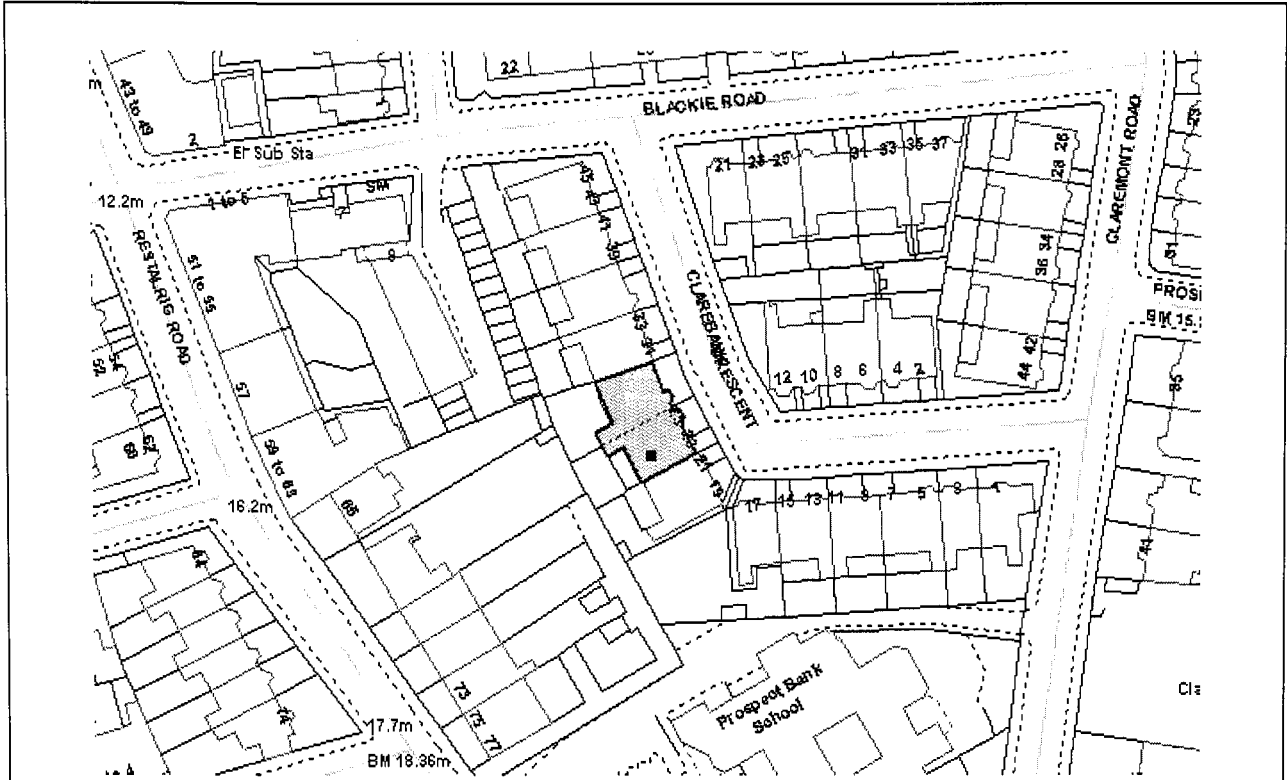
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### Location Plan



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