

**Full Planning Application 05/00031/FUL**  
at  
**33 Craiglockhart Avenue**  
**Edinburgh**  
**EH14 1HY**

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

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**1 Purpose of report**

To consider application 05/00031/FUL, submitted by Mr D Wilson. The application is for: **Extension of garage, new patio doors to rear.**

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

**2 The Site and the Proposal**

**Site description**

The property is a detached bungalow situated on the western side of Craiglockhart Avenue. There is currently a flat roofed garage on the northern side and a porch with side facing window on the northern side.

**Site history**

There is no relevant planning history for this site.

**Description of the Proposal**

The applicant seeks planning permission for an extension to the existing flat roof garage. There are also patio doors proposed on the rear elevation, however, these are permitted development and will form no further part of this

Report. The extension would have a floor area of 8.4 square metres and would be finished in materials to match the existing garage.

### **3 Officer's Assessment 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 these determining issues, the Committee needs to consider whether a) the scale and mass of the extension is appropriate to the property and the surrounding and b) whether the extension would adversely affect residential amenity.

a) The extension would essentially extend the existing flat roof garage to the north of the property. The front building line of the garage (to the north) would be extended but would still terminate some 2.5 metres behind the existing building line as established by the bay windows of the existing front elevation. The scale and mass of the extension is such that it fits comfortably in with the existing property whilst remaining subservient to it.

b) The existing garage is accessed via a driveway that is set higher than the ground level of the neighbour directly adjacent at No.35. The neighbour has commented that the extension to the existing garage would be constructed on land not within the applicant's ownership. This is a legal issue, not a planning one. On the side elevation of the adjacent neighbour's property there are two windows; namely for the kitchen and bathroom. A degree of overshadowing to these gable windows already occurs given the height differences of the two properties. As the extension is in a gable to gable situation, it complies with guidelines in terms of daylight and overshadowing.

In conclusion, the proposals respect the existing property and surrounding area and would not adversely affect residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tell</b>	Mark Russell on 529 3665
<b>Ward affected</b>	26 - Craiglockhart
<b>Local Plan</b>	North West Edinburgh Local Plan/Draft West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	25 January 2005
<b>Drawing numbers/ Scheme</b>	No.'s 1 to 5

**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, Barbara Cummins on 0131 529 3996. Email: [barbara.cummins@edinburgh.gov.uk](mailto:barbara.cummins@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)

**Application Type** Full Planning Application  
**Application Address:** 33 Craiglockhart Avenue  
Edinburgh  
EH14 1HY  
**Proposal:** Extension of garage, new patio doors to rear  
**Reference No:** 05/00031/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was not advertised. One letter of objection has been received from the adjacent neighbour concerned at the height of the proposal and loss of daylight.

***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 proposal is subject to the Housing and Compatible use policies of the North West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

#### Relevant Policies:

#### **North West Edinburgh Local Plan**

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

#### **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 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 'DELIGHTING, 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.

## Appendix B



**Application Type** Full Planning Application  
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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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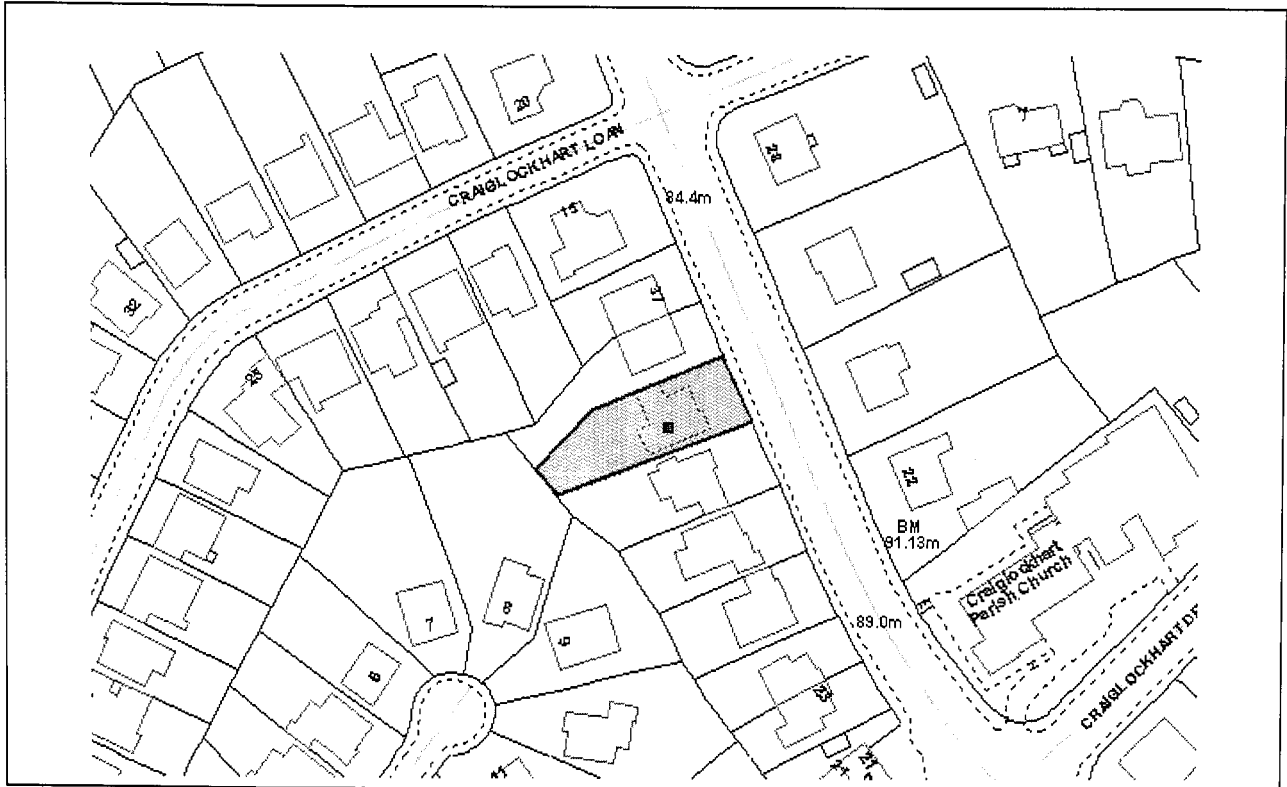
**End**

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### Location Plan



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