

Full Planning Application 04/03647/FUL
at
18 Hermitage Park
Edinburgh
EH6 8HB

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

1 Purpose of report

To consider application 04/03647/FUL, submitted by Mr + Mrs Martin. The application is for: **Extend dwelling house**

It is recommended that this application be **REFUSED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The application site is a two storey, semi-detached dwelling house that stands at the western end of a line of such properties fronting Hermitage Park. The building has a roughcast dry-dash render, coloured light grey, under a tiled, hipped roof. To the rear of the property stands a flat roofed, single storey extension.

Immediately to the eastern side of the property stands a narrow strip of land, at a lower level to the application site, containing three lock-up garages. This side of the street is completed with a block of four storey tenements, eight in number, up to and forming the corner with Lochend Road. On the opposite side of the street is Hermitage Park Primary School, contained in a series of low buildings with open concrete playground area. Modern flats have recently been built to the south-west.

To the rear of the site stand the Lochend Colonies set below the level of the site with the end terrace properties blank gable ends on facing on to the application site.

Site history

June 2002 - Permission was granted for a single storey rear extension to the property.

Description of the Proposal

The application proposes a flat-roofed rear extension to provide a second floor over the entirety of the existing flat-roofed, single storey, rear extension that was approved in 2002. The extension projects 4.8 metres into the garden and 4.4 from the western boundary of the site half way across the rear elevation. The extension envelops the rear corner of the house and returns 3.7 metres (about half way) along the side elevation. The extension will provide an additional bedroom with en-suite facilities and is to be faced in matching dry-dash render and reusing the existing pre-cast concrete copings.

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 proposal will adversely affect the character of the existing building or the surrounding area; and
- (b) There will be any loss of residential amenity as a result of the proposals.

a) Set to the rear of the existing property and set back 3.1 metres from the front elevation, the extension will stand as a suitably subordinate element to the appearance and design of the existing dwelling. As a first floor extension

the proposal will not affect the present level of amenity to the existing occupants.

The Council's Non-Statutory guidance on house extensions requires that the pitch and form of an extension roof should match that of the existing roof and that flat roofs would not normally be allowed on two storey extensions, unless they are complementary to the existing roof or part of a high quality, contemporary design. The proposal is for a flat roofed extension in contravention of the guidance. Although a pitched roof to the extension, joining into the hipped roof of the original house, would result in a complex form, the proposed flat roof is not a compatible design or form of extension with the original hipped roof house or the prevailing character of the area. Whilst the proposal is to a degree hidden from public view the provision of a flat roof to the first floor of the extension would set a precedent for further first floor additions to existing flat roofed single storey extensions elsewhere to properties in Hermitage Park.

b) The proximity of the proposal to the common boundary with the neighbour at No 20 Hermitage Park will result in overshadowing to their garden. Overall the area of ground affect will be 23 square metres, of which 70% will be contained within the applicants' own garden. Overshadowing will extend to a strip of land 7.2 square metres in area, equivalent to 6% of the garden area to the neighbouring property. This represents an adverse impact upon the present levels of residential amenity, and will be exacerbated by the recent single storey extension to the rear of the adjoining property. The area of overshadowing equates to 40% of the remaining garden immediately to the rear of the dwelling.

The proposed extension would not, however, represent a significant loss of natural light to the repositioned ground floor window in the neighbouring property.

The tenement to the west has a rear elevation that stands a further 5 metres back from the original rear elevation of the applicants' house, so the extension aligns with this gable resulting in an acceptable gable to gable relationship. The tenement is separated from the application site by a narrow site containing three lock-up garages, but the redevelopment potential of that site is unaffected by the proposals suffering no prejudice as a result.

It is recommended that the Committee refuses this application, for reasons relating to: the introduction of unsympathetic design of rear extension and the detrimental impact that it would have on the character and appearance of both the dwelling and the prevailing street scene; and resultant overshadowing caused to the neighbouring property and loss of amenity to the occupants.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	37 - Leith Links
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	1 October 2004
Drawing numbers/ Scheme	01-02 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, Graham Dixon on (0131) 529 3159. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 18 Hermitage Park
Edinburgh
EH6 8HB
Proposal: Extend dwelling house
Reference No: 04/03647/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

North East Edinburgh Local Plan - *The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.*

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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 **Refused** for the following reasons

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the flat roofed extension will not integrate with the prevailing design of the house to the detriment of the integrity and character of the existing building.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the flat roofed extension would not be compatible with the design of the dwelling house which would detract from the integrity and character of the existing building.
3. The proposal is contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as the proposed first floor extension would result in a significant increase level of overshadowing of the adjoining rear garden area of No. 20 Hermitage Park to the detriment of the level of residential amenity presently enjoyed by the occupants of that property.

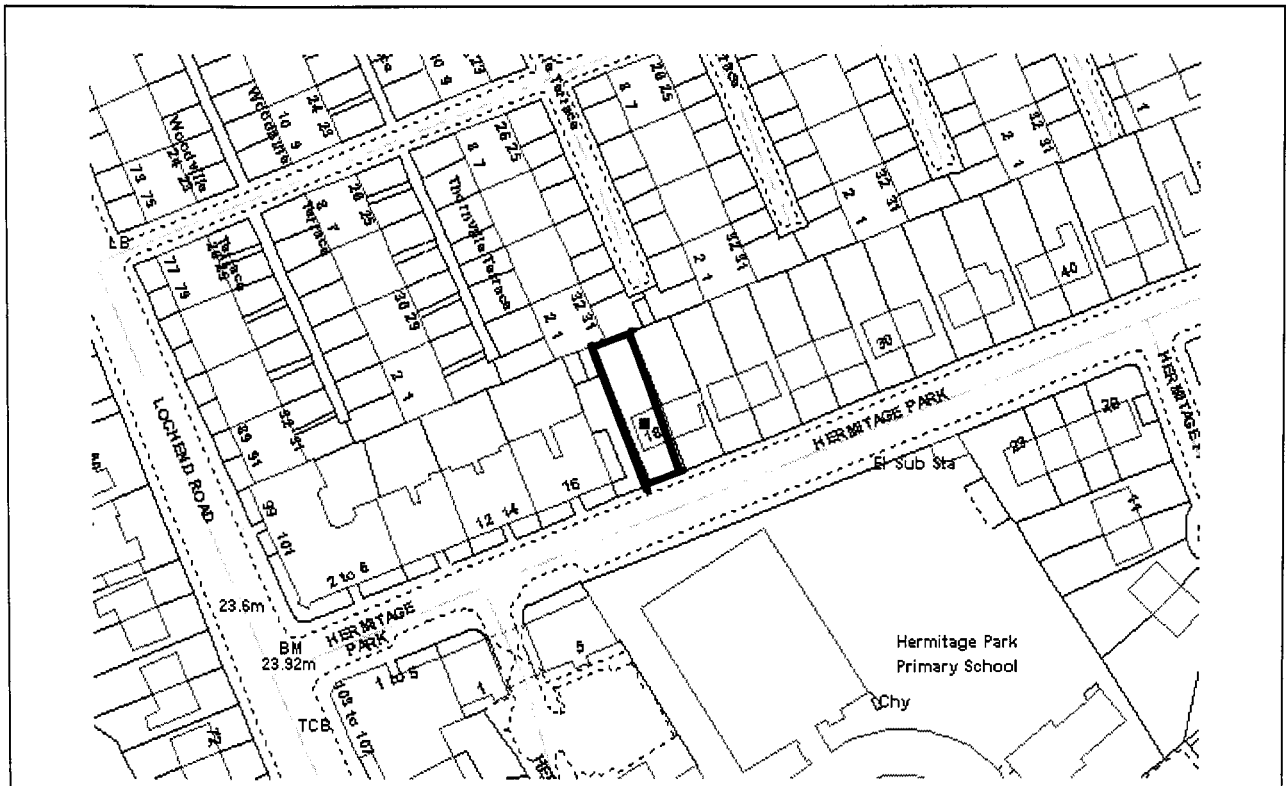
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Location Plan



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