

Full Planning Application 04/04538/FUL
at
6 Muirend Avenue
Juniper Green
EH14 5BD

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

1 Purpose of report

To consider application 04/04538/FUL, submitted by Mr Purcell. The application is for: **Extension to house and erection of 2m high close boarded screen fencing on South and East boundaries**

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

2 The Site and the Proposal

Site description

The application property is a ground floor flat in a four-in-a-block property located to the east of Muirend Avenue. There is private garden ground to the rear. The flat upstairs has its private garden ground to the northern side of the property. The application site is located within a predominantly residential area.

The application property is not listed and is not situated within a conservation area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

It is proposed to extend the property to the rear to provide a family room and wc. Access would be via steps down from the kitchen. The extension would be 4.9m deep and 6.2m wide at its widest point. The extension would be finished in render and slate to match the existing property, whilst the flat section of the roof would be felt.

Two windows would be positioned in the eastern elevation, whilst french doors and full length side windows would be in the southern elevation. Four velux windows, each measuring approximately 0.9m by 0.5m would be located within the extension's southern roof plane. As a result of the proposal, an existing french doorway from a bedroom to the rear garden would be returned to a window opening.

Included in the proposal is the erection of two metre high screen fencing on both the southern and eastern boundaries. The existing fencing on the southern boundary would be replaced, whilst on the eastern boundary the existing 1.2m high stone wall would have fencing placed above it to an overall height of two metres.

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

- a. The effect of the proposal on the appearance of the application property,
- b. any implications for private amenity open space for the application site, and
- c. issues of daylighting/overshadowing or privacy for neighbouring property.

a. The proposed extension is of an appropriate scale and would not dominate the rear elevation of the building. The use of matching materials would provide a unifying link with the existing four-in-a-block property. The proposal would not, therefore, have a detrimental impact on the appearance of the property.

b. The application property's garden is approximately 12.5m wide and 9.5m deep (118.75sq m). The extension would have a floor area of 30.38sq m. It would not occupy more than one third of the applicant's original rear garden and, therefore, adequate private amenity space would remain.

c. Given the size, height and positioning of the proposed extension, overshadowing would be confined to the applicant's garden and a small area of some 3.4 sq m of the garden of the upstairs neighbour that is located to the northern side of the property. Given the size of this garden, some 216sq m, the amount of overshadowing caused by the extension is acceptable in this instance.

Windows that are to be positioned in the proposed extension are within nine metres of the application site boundary. The application includes screening for privacy along both the southern and eastern boundaries. The Council's Guidelines on Daylighting, Sunlight and Privacy states that in the case of single-storey extensions, privacy distances may be reduced if two metre high screening is employed. In this instance, a reduction in the privacy distance is acceptable due to the inclusion of satisfactory screen fencing along the affected boundaries.

In conclusion, the proposal is satisfactory and would not have a detrimental impact on the appearance of the building nor have an adverse impact on residential amenity.

It is, therefore, recommended that the Committee approves this application, subject to a condition requiring the erection and maintenance of the proposed screen fencing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 10am To 3pm Only on 529 3903
Ward affected	02 - Baberton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	12 January 2005
Drawing numbers/ Scheme	01 - 03 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, Helen Martin on 0131 529 3517. Email: helen.martin@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: 6 Muirend Avenue
Juniper Green
EH14 5BD

Proposal: Extension to house and erection of 2m high close boarded screen fencing on South and East boundaries

Reference No: 04/04538/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbour notification was undertaken by the applicant's agent. Two local residents have objected to the proposal, as has Councillor Paisley. The matters raised include the following,

1. Scale of proposal.
 2. Loss of privacy.
 3. Contravention of Guidelines on House Extensions and Alterations.
 4. Fencing inhibits the maintenance of the wall.
- Other points raised are not material.

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 South West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Draft West Edinburgh Local Plan locates the site within the Urban Area.

Relevant Policies:

South West Edinburgh Local Plan

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.

Draft West Edinburgh Local Plan

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Application Type Full Planning Application
Application Address: 6 Muirend Avenue
Juniper Green
EH14 5BD

Proposal: Extension to house and erection of 2m high close boarded screen fencing on South and East boundaries

Reference No: 04/04538/FUL

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.
2. The approved screen fence shall be erected prior to the occupation of the development hereby approved, and thereafter shall be maintained by the applicants and/or their successors to the satisfaction of the planning authority.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

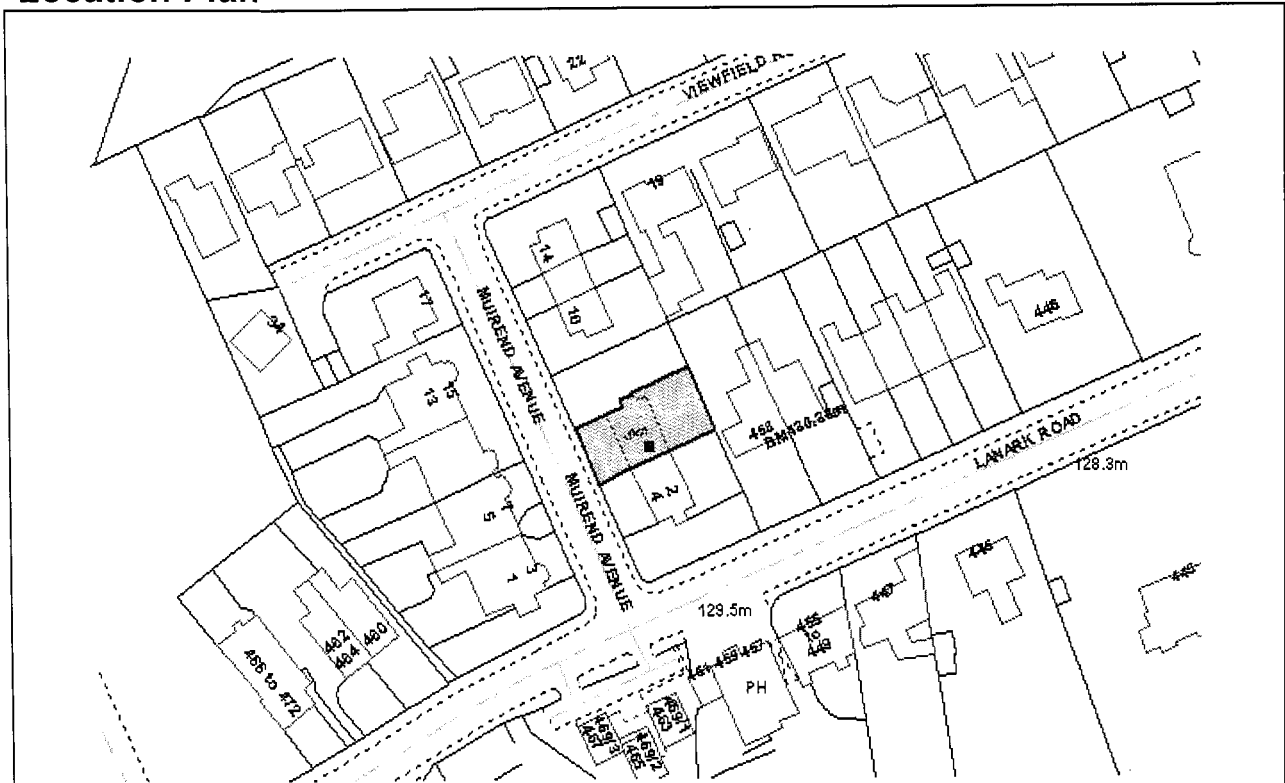
End

Application Type Full Planning Application

Proposal: Extension to house and erection of 2m high close boarded screen fencing on South and East boundaries

Reference No: 04/04538/FUL

Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.