

Full Planning Application 04/03708/FUL
at
75 Parkgrove Road
Edinburgh
EH4 7RN

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/03708/FUL, submitted by Mr G Phillips. The application is for: **Internal alterations and extension on ground floor to north (rear) elevation, to accommodate kitchen extension, dining area, study and bedroom**

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

2 The Site and the Proposal

Site description

75 Parkgrove Road is a two-storey semi-detached dwellinghouse.

The street rises from west to east and the garden ground of the property slopes downwards in a northerly direction.

The property has an existing free-standing timber decking area sitting within the middle of the rear garden ground.

Site history

03 March 2004 A proposed conservatory to the rear of the house and the installation of rooflight windows to the rear of roof, was determined as Permitted Development. 03/04092/FUL

29 September 2004 An application for internal alterations/extension on ground floor to rear (north) elevation, to accommodate kitchen extension, dining area, study and bedroom was withdrawn. 04/03052/ FUL

Description of the Proposal

Scheme 2:

The applicant seeks planning permission for a single storey extension with a pitched roof to the rear of the dwelling. The extension projects 6 metres from the rear of the property and is 6.7 metres at its widest point. Part of the extension extends 1.3 metres to the side of the house.

The rearward part of the extension steps down to a width of 5.8 metres. The roof form also steps down by approximately 0.3 metres.

The northern most windows on the western elevation have been made high level only, and the remaining windows are screened by a 2 metres fence on the boundary.

It is proposed that a small area of timber decking is formed to allow the extension to meet up with an existing timber decking platform.

It is proposed that finishing materials match those of the existing dwelling.

Scheme 1:

The extension did not step down in width or height and had a single hipped roof form. Large windows were included within the study / side (west) elevation.

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 consider

a) Whether the development is in keeping with the character of its surroundings and

b) Whether neighbouring residential amenities are safeguarded.

a) The development is proposed to the rear of the dwelling and while the side projection will be visible from the front, the extension will have little effect on the streetscene.

The extension, while large, takes up less than one third of the rear garden ground and does not substantially alter the character of the dwelling.

The split roof form and stepped footprint reduces the visual impact of the proposal and allow a separation from the boundary to the east.

Finishing materials match those of the existing dwelling.

b) On the eastern boundary the widest part of the extension extends less than 4 metres to the rear of the dwelling and is within the Council's exceptions relating to overshadowing. The narrower part of the extension steps a metre off the boundary and does not result in any overshadowing in excess of the Council's non-statutory guidelines on Daylight Privacy and Sunlight.

To the west the extension is set sufficiently off the boundary with No.73 to avoid any overshadowing in excess of the Council's guidelines.

The side extension lies within the shadow of the existing house gable.

Windows on the east elevation include a bathroom window and high level window which do not give rise to any significant loss of privacy in excess of the Council's guidelines. The 2 metre high fence proposed along the boundary of the property screens the remaining window to a minimum level of 1.6 metres above floor level which is sufficient to prevent any significant loss of privacy in this case.

Windows on the rear elevation lie out with 9 metres of the rear boundary. The new area of timber decking is marginally above ground level and does not give rise to any significant loss of privacy to neighbouring properties.

Conclusion:

The extension is considered to be in keeping with the character of the dwelling and wider surroundings and safeguards neighbouring amenities.

It is recommended that the Committee approves this application, subject to a condition requiring the erection of the proposed fence prior to the use or completion of the extension.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	13 - East Craigs
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	6 October 2004
Drawing numbers/ Scheme	03,04

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: 75 Parkgrove Road
Edinburgh
EH4 7RN

Proposal: Internal alterations and extension on ground floor to north (rear) elevation, to accommodate kitchen extension, dining area, study and bedroom

Reference No: 04/03708/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received objecting to the extension on the grounds of overshadowing.

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 application site lies within a mainly residential area within the adopted North West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

Relevant Policies:

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

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Application Type Full Planning Application

Application Address: 75 Parkgrove Road
Edinburgh
EH4 7RN

Proposal: Internal alterations and extension on ground floor to north (rear) elevation, to accommodate kitchen extension, dining area, study and bedroom

Reference No: 04/03708/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 fence shown on the approved plan No.4 shall be erected on site prior to the occupation or completion of the extension hereby approved and shall thereafter be retained and maintained in this position.

Reasons

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

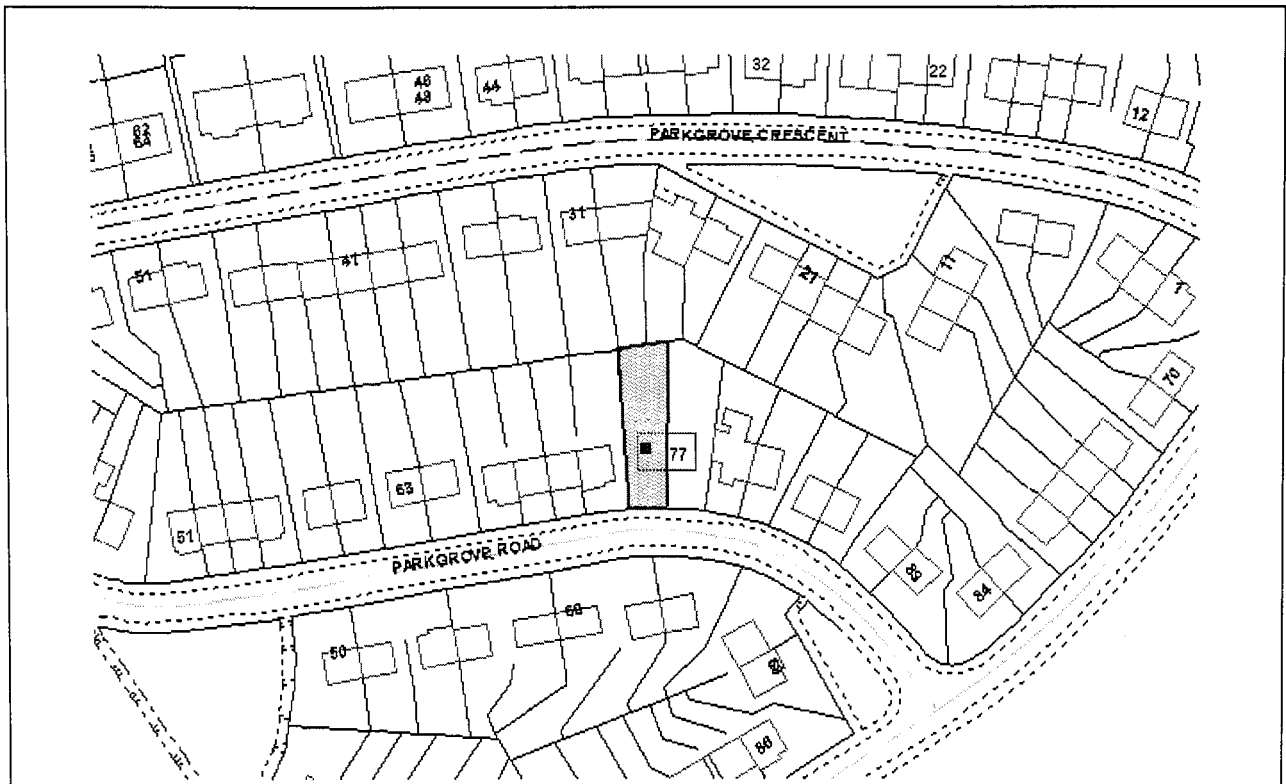
End

Application Type Full Planning Application

Proposal: Internal alterations and extension on ground floor to north (rear) elevation, to accommodate kitchen extension, dining area, study and bedroom

Reference No: 04/03708/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.