

Full Planning Application 05/00012/FUL
at
30 Swanston Drive
Edinburgh
EH10 7BP

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00012/FUL, submitted by Mr K Comerford. The application is for: **Proposed house extensions**

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

2 The Site and the Proposal

Site description

The site lies on the east side of the Swanston Drive and relates to a semi-detached property within a residential area. The property has already been considerably extended with dormers to the front and side and a gable extension to the rear. A flat roofed garage is located to the side of the property.

Site history

November 1991 - convert roof space and erect dormer - ref. 91/2266/FUL

July 1995 - erect conservatory Ref. 95/01655/FUL

February 2000 - alter and extend Ref. 99/01728/FUL

Description of the Proposal

The application proposes a hipped roof extension to the side and rear of the property to form a porch and utility room to the side and dining room to the rear. The side extension measures 1.9 metres wide, 4.9 metres deep and 5 metres high. The rear extension measures 5.6 metres wide, 4.8 metres deep and 4.6 metres high. The existing flat roof garage would be incorporated into the two extensions and converted into a store.

The proposed materials are facing brick base course, roughcast and concrete roofing tiles to match the existing materials.

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 need to consider whether

- (a) The scale and design are satisfactory given the setting of the site;
- (b) The amenity of any nearby residents will be adversely affected by the proposed development.

(a) The proposal is subservient to and relates to the existing building in terms of proposed design and materials. The roof of the proposed extension has been set down from the original roof and set back from the front wall of the house to give clear definition between the new design and the existing building. The property has been considerably altered over the years, however the pitch and form of the extension is in keeping with the existing roof. When combined with previous extensions the proposal will not result in over one third of the rear garden ground being developed.

(b) The proposed windows are at ground floor level and whilst there is 21 metres to the rear boundary the window on the northern elevation of the

dining area is within 9m of the northern boundary with 32 Swanston Drive. Along the boundary with 32 Swanston Drive there is a close board screen fence on top of a raised flower bed. At the point nearest the house the overall fence height is 1.8m. However, due to the flower bed rising towards the rear of the garden, the fence provides an adequate screen opposite the proposed window. There would be no overshadowing from the extension due to any shadow falling within the applicant's garden ground or being due north of the neighbouring property to the south. The proposal complies with the Council's guidelines on Daylighting, Privacy and Sunlight.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	52 - Fairmilehead
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Housing Area
Date registered	5 January 2005
Drawing numbers/ 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.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
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Proposal: Proposed house extensions
Reference No: 05/00012/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

One letter of objection has been received from an neighbour. The material grounds of objection relate to the following:-

Loss of sun light;
Scale
Overlooking

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

Relevant Policies:

South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect 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.

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.

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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.

End

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Location Plan



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