

Full Planning Application 04/03313/FUL
at
32 Woodhall Terrace
Juniper Green
EH14 5BR

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

1 Purpose of report

To consider application 04/03313/FUL, submitted by Mr Grubb + Ms McIntosh. The application is for: **Attic extension to form 2 additional bedrooms and shower room, alterations and extension to lounge, dining, kitchen and utility room**

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

2 The Site and the Proposal

Site description

32 Woodhall Terrace is a detached dwelling located in a residential area to the north of Lanark Road in the Juniper Green area..

The property lies adjacent to similar properties, many of which have dormers within the roofspace.

There is a large rear garden of approximately 37 metres in length and 18 metres wide with a mixture of hedging, fencing and walling marking the boundary.

Site history

04/01598/FUL Attic extension to form 2 additional bedrooms + shower room, alteration + extension to lounge, dining, kitchen + utility room was refused on the 2 June 04. The reasons for refusal were, unsuitable scale and design of dormers and loss of privacy.

Description of the Proposal

The applicant seeks planning permission for a single storey flat roofed extension to the rear of the existing garage, a dormer extension to the front and rear of the dwelling and a rear extension including the creation of a rooftop terrace.

Scheme 2

The gable above the eaves level has been removed to allow the slope of the roof to continue. The balcony has been reduced in width and an obscure glass balcony screen has been proposed to prevent sideways overlooking.

Scheme 3

The scale of the glass screening has been reduced to 1.6 metres above floor level and brought back from the edge of the roofline.

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 proposed dormer to the front is approximately one third of the average roof length and is adequately set back from the ridge, hip and eaves, in accordance with the Council's non-statutory guidelines.

The proposed dormer to the rear is approximately 40 % of the average roof plane and includes a roof top terrace towards the rear which has been designed as part of the extended roof form. The scheme has been revised to reduce the size of the rooftop terrace and include glazed screening measures.

Adequate garden ground is retained.

The proposed extension does not result in any significant adverse effect on the character of the property or its surroundings.

b) The roof top terrace sits within the extended roof and has obscurely glazed screening of 1.6 metres in height which prevents any significant sideways overlooking.

Overshadowing is contained within the applicant's own plot or lies in a gable to gable situation and does not breach the Council's non-statutory guidelines.

There are no new windows facing neighbouring boundaries lying within 9 metres, with the exception of rooflights serving a hall and bathroom. There is no loss of privacy in excess of the Council's non-statutory guidelines.

It is recommended that the Committee approves this application subject to conditions which require the further written approval of the glazing material for the roof top terrace.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	02 - Baberton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	22 September 2004
Drawing numbers/ Scheme	01,06,07

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: 32 Woodhall Terrace
Juniper Green
EH14 5BR

Proposal: Attic extension to form 2 additional bedrooms and shower room, alterations and extension to lounge, dining, kitchen and utility room

Reference No: 04/03313/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received to Scheme 1. The issues raised can be summarised as follows:-

Loss of privacy
Noise pollution
Loss of light
Overdevelopment
Out of character

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 South West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

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 '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 **Granted**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The side facing balcony screen will be glazed with and retained in an obscure glass, a sample of which shall be submitted to and approved by the Head of Planning and Strategy, prior to the commencement of development.

Reasons

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

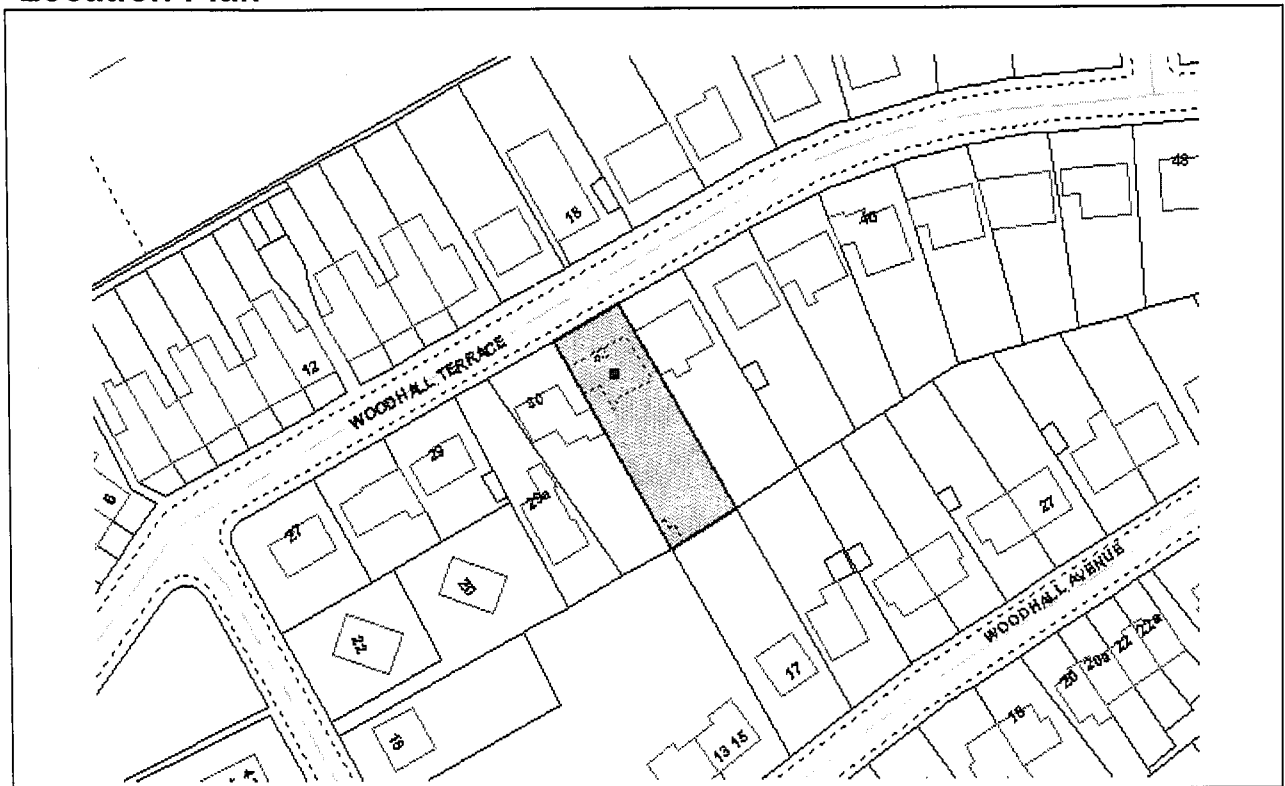
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Location Plan



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