

## **Full Planning Application 08/01361/FUL**

at

**29 Craigcrook Square**

**Edinburgh**

**EH4 3SJ**

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### **Development Management Sub-Committee of the Planning Committee**

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#### **1 Purpose of report**

To consider application 08/01361/FUL, submitted by Mr + Mrs J Atherton..  
The application is for: **Erect one and a half storey rear extension, incorporating a wall-head dormer and the formation of a dormer on the front elevation of the building**

It is recommended that this application be **GRANTED** subject to the conditions below.

#### **2 The Site and the Proposal**

##### **Site description**

The property is a single storey detached dwelling located on the South Side of Craigcrook Square, in a predominantly residential area.

The property is neither listed nor located within a conservation area.

## **Site History**

07/00881/FUL - relocate kitchen and bathroom, provide new stair to upper accommodation and two storey rear extension. Refused 18.04.2007.

## **Description of the Proposal**

The proposal comprises the formation of a one and a half storey rear extension, incorporating a wall-head dormer, and the formation of a dormer on the front elevation of the building. It is proposed to form a new window on the west gable of the property.

The extension would raise the height of the property by 250mm and would project 4.2m beyond the rear building line of the dwelling. The development would extend the footprint of the building by approximately 36 square metres.

## **3 Officer's Assessment and Recommendations**

### **Determining Issues**

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 would form a sympathetic and subservient addition to the existing building and would be a compatible addition to the streetscape and
- (b) The proposal would adversely affect neighbouring residential amenity.

(a) The properties within the street have no uniform scale, and the increase in the footprint of the building would not overwhelm or dominate it to the detriment of the streetscape. The extension would be located to the rear of the building, and would be relatively inconspicuous when viewed from the public road.

The proposal is contrary to the non-statutory guidelines as it involves development above the original ridge of the roof. However, it would form a modest increase in the overall height of the building, and would not adversely affect the architectural composition of the building. In addition, the extended roof would combine neatly and appropriately with the existing property.

*David Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Chris Cornell on 0131 529 3665
<b>Ward affected</b>	A05 - Inverleith (NEW)
<b>Local Plan</b>	NWELP/ECLP
<b>Statutory Development Plan Provision</b>	Mainly Residential Area/Urban Area
<b>Date registered</b>	14 April 2008
<b>Drawing numbers/ Scheme</b>	1-3 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](http://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 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto: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 [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

The proposed dormer on the front of the building would be of an appropriate scale and would not occupy an excessive area of the front roofplane. The wallhead dormer to the rear would introduce an innovative feature that would sit comfortably on the extended, rear roofplane.

The development would be finished in slate and render to match the existing building. The fenestration would be formed in upvc and the patio doors on the rear elevation would have timber frames.

(b)The development would comply with the criteria contained within the relevant non-statutory guidelines in relation to daylighting. The extension would marginally breach the criteria in relation to sunlight/overshadowing, although the area affected in the neighbouring garden is largely occupied by an extension. The proposed window on the west gable wall would be suitably screened by an existing high level boundary treatment, and could, in any case, be formed under permitted development rights. The infringement of the guidance is considered to be minimal and would not result in an unacceptable impact on neighbouring residential amenity.

It is recommended that Committee approves this application.

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**Application Address:** 29 Craigcrook Square  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Five letters of objection have been received from neighbouring residents and the Blackhall Community Association, raising concern at the following issues:

- \* excessive scale - this is dealt with in section (a) of the assessment;
- \* overshadowing - this is dealt with in section (b) of the assessment;
- \* daylighting – this is dealt with in section (b) of the assessment.

One letter of comment has been received, making reference to residential amenity and one letter of support has been received regarding the design of the proposal.

***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 in the North West Edinburgh Local Plan, in an area identified as a 'Mainly Residential Area' and in the finalised Edinburgh City Local Plan, in an area identified as an 'Urban Area'.

### **Relevant Policies:**

#### **Relevant policies of the North West Edinburgh Local Plan.**

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.

#### **Relevant policies of the Finalised Edinburgh City Local Plan.**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

#### **Relevant Non-Statutory Guidelines**

**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

It is recommended that this application be **GRANTED** subject to the conditions below.

### 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.

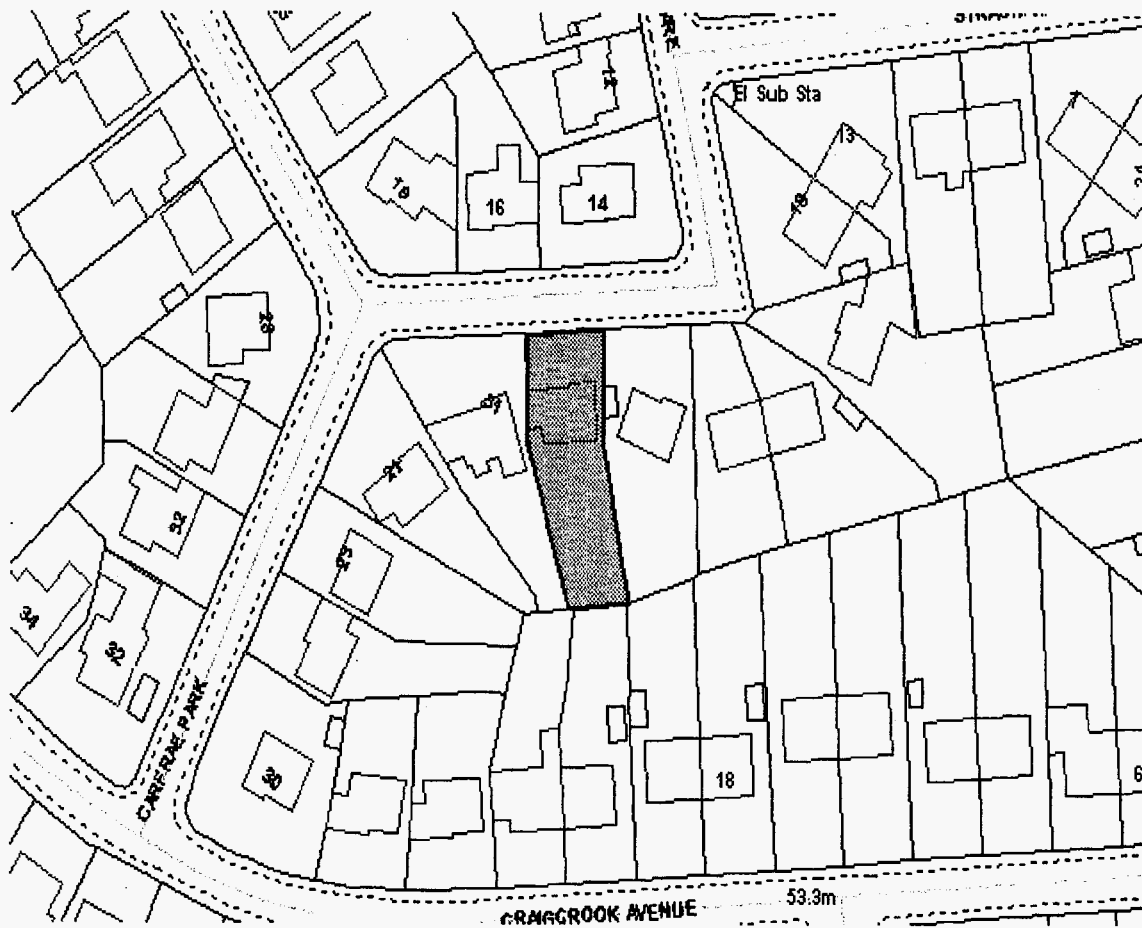
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End

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### Location Plan

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