

**Full Planning Application**  
**at**  
**26 Cleikiminfield**  
**Edinburgh**  
**EH15 3RA**

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

**Proposal:** 2 storey extension to side (as amended to include construction on boundary)  
**Applicant:** J Knowles.  
**Reference No:** 04/02165/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**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.

**2 Main report**

**Site description**

The application site comprises a modern linked two storey house in a block of four. The surrounding area is residential in nature. There is an area of public open space to the south.

## **Site history**

There is no planning history available for this property.

## **Other Sites**

### 25 Cleikiminfield

2 July 1997 - Planning permission granted for single storey extension (Ref 97/01258/FUL).

## **Development**

The application is for a two storey side extension, and extension to the existing single storey front porch, finished to match the existing house.

## **Amendment**

The original proposal illustrated a 10cm gap between the extension and the mutual boundary to 25 Cleikiminfield. The proposal has been amended to illustrate construction up to the mutual boundary. This is a minor non-material change to the proposal.

## **Consultations**

No consultations undertaken.

## **Representations**

It has been certified that neighbours were notified of the application.

One letter has been received, objecting on grounds of interference with guttering and the neighbouring extension and loss of privacy.

## **Policy**

### **Finalised South East Edinburgh Local Plan - Urban Area**

#### Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

**South East Edinburgh Local Plan** - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

### Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

## **3 Conclusions 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 these determining issues, the Committee needs to consider whether:

- (a) the proposed extension will adversely affect the character of the existing house or the surrounding area
- (b) there is any adverse effect on visual amenity.

(a) The proposed extension is subservient to the existing house in terms of mass, and is equivalent in ground coverage to the adjacent single storey extension. Sufficient amenity space will remain around the building, although the distance from the side wall to the side boundary is 3.5 metres. The extension is sympathetic in terms of design.

The extension has been amended to illustrate construction on the boundary, so as to comply with House Extensions Guidelines. The adjacent extension has however been constructed approximately 8cm away from the mutual boundary line. This will leave a gap once the extension has been constructed. It is understood that the applicants are in discussion with the neighbours to allow the gap to be infilled as part of the construction of the proposed extension. These minor works would not be subject to any further planning application.

(b) The windows on the upper floor do not comply with privacy guidelines as they are 3.5 metres from the boundary. The area overlooked is however a public park. There is no loss of neighbouring amenity. There are no significant daylight issues.

The proposals comply with the relevant Local Plan Policies. The breach in Non-statutory guidelines in relation to House Extensions and Privacy is not sufficient to justify refusal.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Michael Paton on 0131 529 3902 (FAX 529 3706)

**Ward affected** 57 -Craigmillar

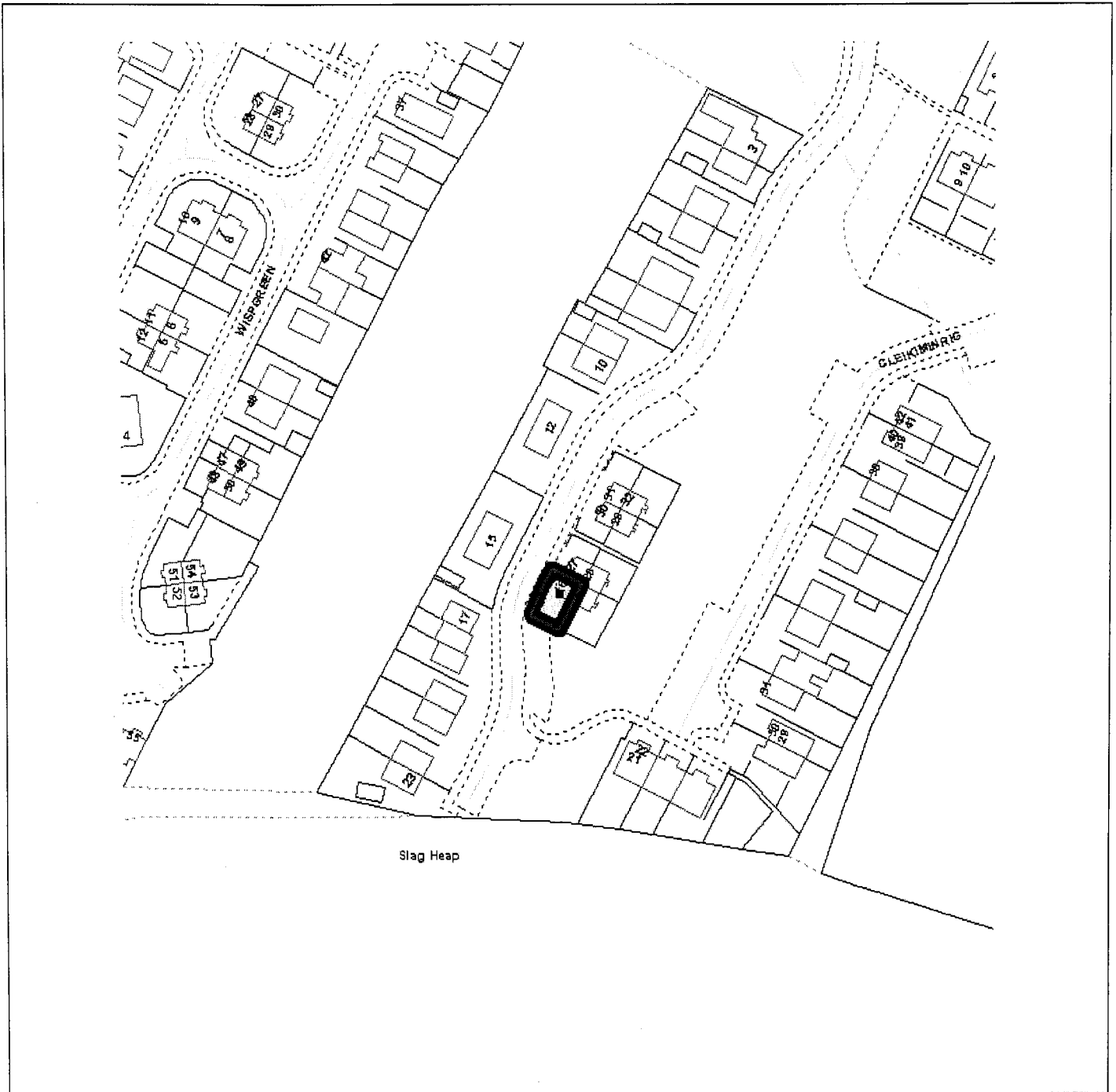
**Local Plan** South East Edinburgh

**Statutory Development  
Plan Provision** Urban Area

**File**

**Date registered** 25 June 2004

**Drawing numbers/  
Scheme** 01-05  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>26 Cleikiminfield, Edinburgh, EH15 3RA</b>		
<b>Proposal</b>	<b>2 storey extension to side (as amended to include construction on boundary)</b>		
<b>Application number:</b>	<b>04/02165/FUL</b>	<b>WARD</b>	<b>57- Craigmillar</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			