

**Full Planning Application
at
55 Dreghorn Loan
Edinburgh
EH13 0DA**

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

Proposal: Alterations and extension
Applicant: Mrs Retson
Reference No: 04/01444/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.
2. Detail of the proposed fixed balcony timber screen and 1.8m high decking timber screen to be submitted to and approved by the Head of Planning and Strategy prior to development commencing and fixed onsite prior to the development being occupied.
3. The extension shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such , and for no other purpose.

Reasons

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

3. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

2 Main report

Site description

The property is a white wet dash render detached dwellinghouse with a slate roof located within the Colinton Conservation Area. There is a carport on the north western elevation of the property.

Properties within the vicinity are generally stone built detached or semi-detached dwellinghouses with slate roofs.

Site history

There is no previous planning history for this property.

Development

Scheme 2

It is proposed to remove the carport and replace it with a 2.6m x 6.2m x 3.1m flat roof single storey garage. In addition to this it is proposed to form a 1.9m wide slate hipped roof dormer on the front elevation. To the rear a 5.1m x 9.7m x 7.1m two storey extension is proposed with velux rooflights on the side elevations and an enclosed balcony on the rear elevation. A decked balcony is proposed on the ground floor at 1.4m above ground level with a 1.8m high screen to each side. The rear extension will have a wet dash render, timber windows and doors and a slate and felt roof.

Scheme 1

Initially the windows and doors were uPVC and there were dormers on the side and rear elevations of the proposed extension and one side dormer linked the original dwellinghouse to the new house. The rear dormer was linked to a large first floor balcony and below this there was initially a larger area of decking.

Consultations

None undertaken.

Representations

The application was advertised on 14 May 2004.

Two letters of representation to scheme 1 were received, one from a neighbouring party and the other from the Colinton Amenity Association. The following points are raised:

- Loss of privacy through overlooking;
- Impact upon mature trees within the conservation area;
- Scale and appearance of the proposal out of keeping with original dwelling and neighbourhood; and
- Overshadowing.

Policy

The proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

The site is also within the suburban zone of the Colinton Conservation area where the character and appearance of the area have to be protected and enhanced.

Relevant Policies:

South West Edinburgh Local Plan

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

Draft West Edinburgh Local Plan

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

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area:

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' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are: -

- Do the proposals preserve or enhance the character and appearance of the Conservation Area? There being a strong presumption against the granting of permission if this is not the case.
- 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:

- a) Whether the neighbouring trees will be affected by the proposal;
- b) Whether the scale and design of the proposal is satisfactory; and will preserve or enhance the character and appearance of the conservation area.
- c) Whether the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) Concern has been raised about the proximity of the proposal to neighbouring trees. Following an inspection on site it was concluded that the extension will not seriously affect the trees due to the change in level.

b) The extension constitutes 52 per cent of the depth of the original dwellinghouse, which is marginally greater than the 50 per cent stated in the non-statutory guidelines on House Extensions and Alterations. However, given that the proposed extension does not take up more than one third of the rear garden ground and is subservient to the existing dwellinghouse the breach in depth of the original building is not significant.

The front dormer does not exceed one third of the roof width and is located at a satisfactory distance from the hip and ridge.

Both the rear extension and front dormer are of an appropriate design and scale for the property and will not adversely affect the character or appearance of the suburban zone of the Colinton conservation area. The materials are satisfactory.

c) The front dormer will not overlook any neighbouring property and neither will the side bedroom rooflights due to the cill level of the latter being 1.8m above the bedroom floor level. The larger side velux rooflights to the hall and bathroom are acceptable due to serving non-habitable rooms.

The proposed rear balcony will be set into the extension roof with a fixed timber screen on each side to ensure that there is no overlooking to the side. A screen is also proposed to the side of the raised decking at the back door to prevent overlooking, detail of this screening and the balcony screening can be dealt with through an appropriate condition.

The rear balcony, windows and raised decking are over 9.0m from the rear boundary. The proposed bedroom and kitchen window on the south elevation will not overlook the neighbouring property due to there being a 2.0m high mature boundary hedge. There is no overlooking from the proposed extension.

Shadow from the extension will fall upon the boundary hedge running along the south east boundary of the site. Any shadow to the north west would fall within the applicants garden ground. The proposal will therefore not adversely affect the amenity of neighbouring properties.

Whilst providing an extension to the dwelling the extension will also provide separate accommodation for the applicants' autistic son. An appropriate condition shall ensure that the extension, which is the equivalent of a granny flat, remains ancillary to the original dwellinghouse.

There are no material planning considerations which outweigh this assessment.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kevin Murphy on 0131 529 3794

Ward affected 43 -Colinton

Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing Area

File

Date registered 7 May 2004

**Drawing numbers/
Scheme** 4-6
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PLANNING APPLICATION

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Application number:	04/01444/FUL	WARD	43- Colinton
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			