

**Full Planning Application
at
469 Queensferry Road
Edinburgh
EH4 7ND**

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

29 September 2004

Proposal: New lounge, dining room, utility room and 2no bedrooms
Applicant: Mr Rafiq
Reference No: 04/01266/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 site lies on the south side of Queensferry Road and relates to a detached property.

Site history

None apparent.

Development

Scheme 1

The application proposes to extend the ground floor to the east to form an ensuite bedroom extension, and to the rear to form a utility room, dining room and lounge. The existing conservatory to the rear of the kitchen is to be repositioned to the rear of the new lounge. The extensions would be formed by two new hipped roofs at single storey level to both sides of the property and a rear extension extending at the same height as the existing roof. The rear extension will form four bedrooms and a toilet and bathroom on the upper floor.

Scheme 2

A balcony has been added to the rear of the building.

Scheme 3

The rear extension has been reduced in length and the bedrooms have been reduced in size internally. The balcony to the rear had been removed.

The extension to the east measures 2.2 metres wide, 6.1 metres deep and 5.7 metres high. The extension to the west measures 2.9 metres wide, 5.8 metres deep and 6 metres high. To the rear the property is extended 6.2 metre deep, 15 metres wide and 7.3 metres high.

Scheme 4

The side extensions to the east has been reduced to single storey. The proposed materials are brown render and brown roofing tiles to match the existing materials.

The site lies on the south side of Queensferry Road and relates to a detached property.

Consultations

Cramond Community Council

The Community Council recommends refusal of the application.

The proposal is contrary to policies H4 and H5 of the North West Edinburgh Local Plan (1992) as it dwarfs the existing dwellinghouse and dominates that section of Queensferry Road which has a sequence of similar houses.

Similarly the proposal is contrary to policies DQ6 and DQ11 of the Draft West Edinburgh Local Plan (2001).

The proposal is also contrary to section 2a,2b, 5a and 6a of the Council's Guidelines on House Extension (1999):

The massing of the extension is unacceptable. The height of not 1m below the existing ridgeline nor will it be set back at least 1m from the building lines.

The proposed extension by virtue of its scale and position will not allow neighbouring properties at 467 and 471 to add similar/equivalent extensions.

The rear dormer proposed is far from modest and dominates the roof.

That part of the extension along the western boundary of the site will extend beyond depth of the main original dwellinghouse.

Representations

Two letters of representation have been received .The grounds of objection relate to:

- Overdevelopment, out of character
- overshadow neighbouring property
- loss of privacy

Policy

The site lies in a Mainly Residential Area of the North 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:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local 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 '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 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 has been reduced in scale to be in keeping with the features of the original building and relates to the property in terms of materials. The rear roof has been reduced in length so that it is no greater than 50% of the depth of the original building and does not occupy more than one third of the applicant's original rear garden area. The side extension has been set back from the front wall of the existing dwelling and given the design of the roof there is clear definition between the new design and the existing building. The new eaves of the side extension are flat roof and lower than the existing whereas the roof of the rear extension matches the height of the existing roof. The amended proposal is in compliance with guidelines and is acceptable in terms of scale and design.

b) There is a proposed window from the kitchen looking out into an internal court. This window lies 2 metres from the east boundary but is screened up to 2 metres in height by a boundary wall. The conservatory lies 9.2 metres from the eastern boundary and 1.8 metres from the western boundary where there is existing planting. The proposal complies with the guidelines in terms of privacy. As the roof of the side extension has been reduced to single storey, overshadowing to the east that will fall on gable wall and is within acceptable limits.

In conclusion, the amended proposal complies with the development plan and will have no undue impact on the character of the area or residential amenity.

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 Jennifer Zochowska on 0131 529 3794 (FAX 529 3716)

Ward affected 05 -Cramond

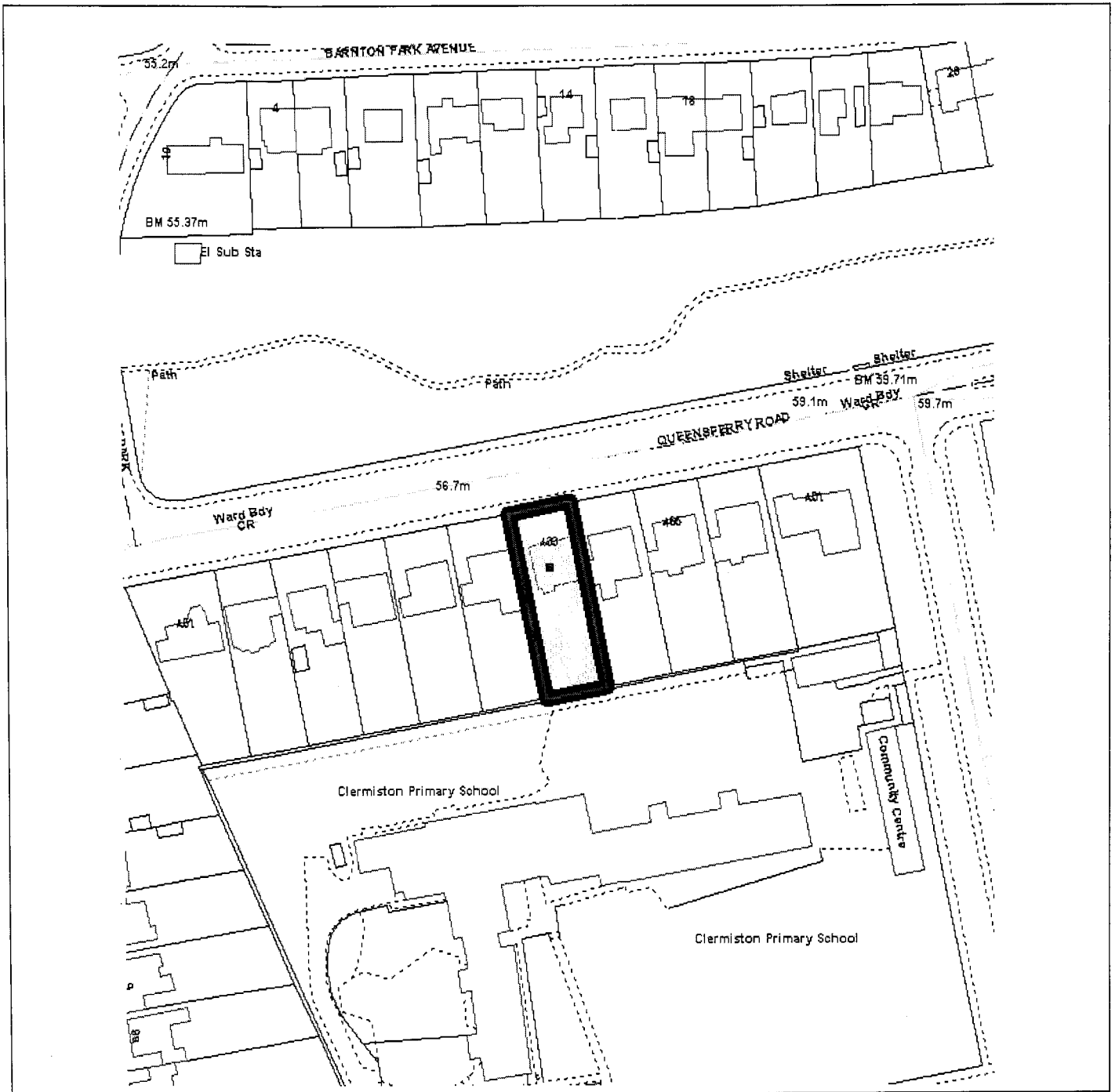
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 6 April 2004

**Drawing numbers/
Scheme** 1-5,19,20,21
Scheme 4



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	469 Queensferry Road, Edinburgh, EH4 7ND,
Proposal	New lounge, dining room, utility room and 2no bedrooms

Application number:	04/01266/FUL	WARD	05- Cramond
----------------------------	---------------------	-------------	--------------------

THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY