

**Full Planning Application
at
15 Wisp Green
Edinburgh
EH15 3QX**

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

Proposal: Extend a dwelling
Applicant: Mr Heron
Reference No: 04/03220/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 two storey semi detached house in a residential area. The neighbouring property to the east is a chalet style single storey dwelling set approximately 1 metre lower, with a side facing living apartment window approximately 8 metres from the front elevation.

Site history

31 March 1993 - planning permission granted for extension.

Development

The application is for a two storey side extension to be constructed in line with the existing house, and single storey monopitched roof rear extension projecting 4 metres from the rear elevation, 3.7 metres in height falling to 2.5 metres.

Materials are harl and roof tile, to match the existing house.

A freestanding garage in the rear garden is to be demolished.

Consultations

No consultations undertaken.

Representations

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

One objection has been received. Grounds are loss of light to side facing bedroom window, and overshadowing of garden.

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 visual amenity of the surrounding area;
- (b) neighbouring amenity will be adversely affected.

(a) The proposed extension is in keeping with the existing house in terms of design and materials, and does not result in undue loss of garden ground. The rear portion of the extension will project less than one third of the garden depth, and will result in 10 metres of garden between the rear elevation and the rear boundary. The adjacent house is single storey and the proposal will not create a terrace effect.

There is no adverse impact on the character of the existing house or the surrounding area.

(b) The proposed extension will result in loss of daylight to a living apartment in the adjacent house to the south. The window is in the gable elevation, which is approximately 8 metres from the front elevation. Non-statutory Guidelines on Daylight, Sunlight and Privacy state that "no account will be taken of daylighting on side boundaries to side windows from the front to rear building line up to 12.5 metres in depth from the former."

The rear single storey part of the extension to be constructed will not project beyond the rear building line of the house to the south, and will not overshadow the garden. Daylight loss to the house to the north is within limits set by House Extensions and Daylight Guidelines as the extension is less than 4 metres deep.

There are no significant privacy issues connected with the proposal. Rear windows are more than 9 metres from the rear boundary, which bounds an area of open space. There are no side facing windows.

There is no undue effect on neighbouring residential amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material 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 Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 57 -Craigmillar

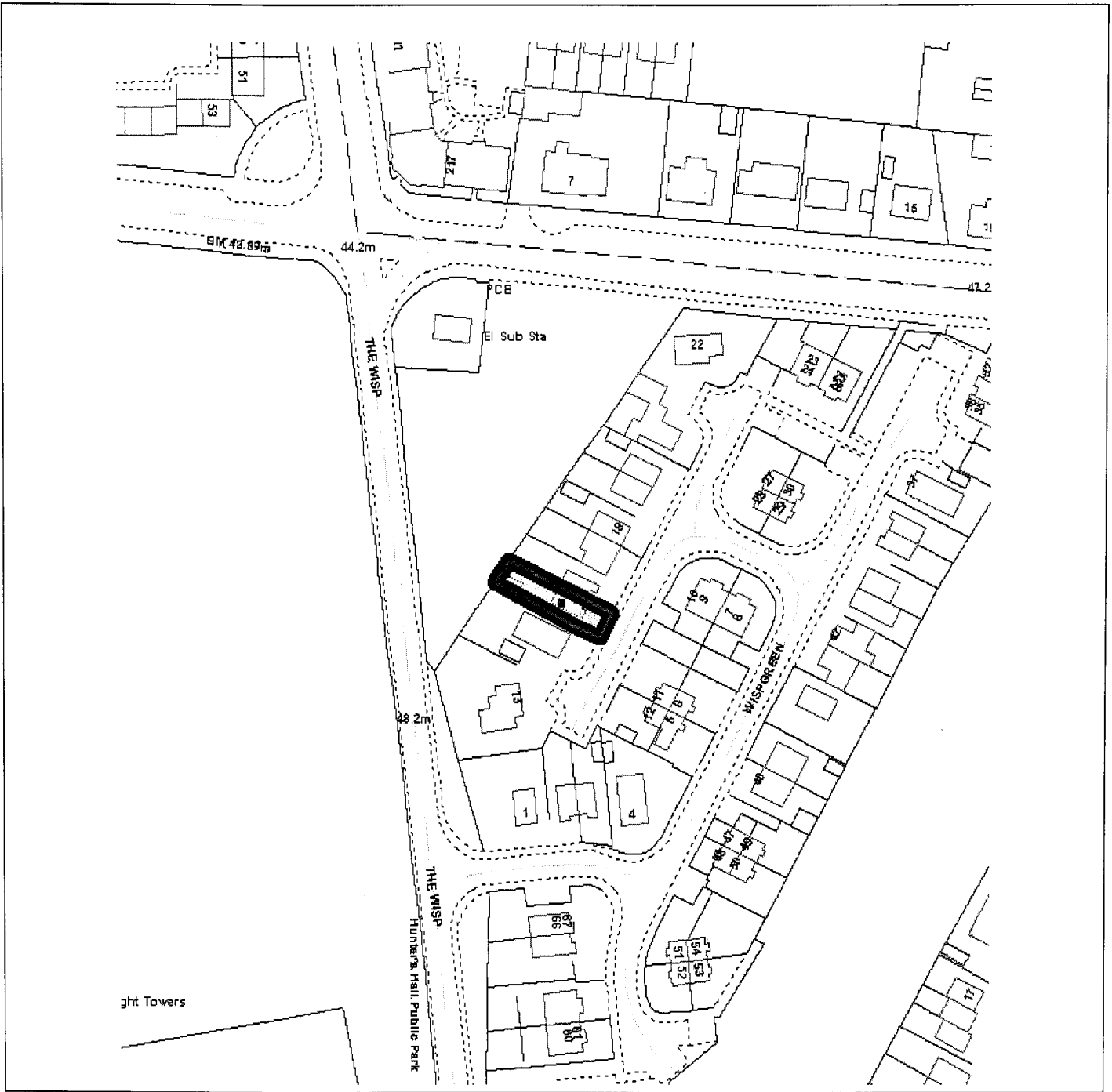
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 25 August 2004

**Drawing numbers/
Scheme** 01
Scheme 1



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PLANNING APPLICATION

Address	15 Wisp Green, Edinburgh, EH15 3QX		
Proposal	Extend a dwelling		
Application number:	04/03220/FUL	WARD	57- Craigmillar
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			