



Item no 6

**Full Planning Application 09/00803/FUL
at
40 Ravelston Dykes
Edinburgh
EH4 3EB**

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

1 Purpose of report

To consider application 09/00803/FUL, submitted by G Neave. The application is for: **-Remove existing garage, conservatory, bay window, proposed extension and alterations**

It is recommended that **MIXED DECISION** to part-approve and part-refuse this application subject to the conditions and reasons detailed in Appendix B.

2 **The Site and the Proposal**

Site description

The existing property is a large detached 2-storey dwelling with attic conversion at 40 Ravelston Dykes. The dwelling is located on a corner site and is bound to the east and north by existing dwellings. The existing dwelling has a painted harling finish and slate roof. The existing property is located outwith a conservation area and is not listed.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application is to remove the existing single storey garage, conservatory and bay window. These are to be replaced by a 2-storey extension adjoining the eastern gable and by a single storey extension to the western gable. A small scale extension is also proposed on the rear/northern elevation.

The 2-storey extension has a ridge height of 10 metres and is 8m x 4m. The floor area of the 2-storey extension with attic conversion measures 78sq.m. The extension is to have a painted harling finish. The roof is to be finished in slate.

The floor area of the single storey extension measures 33.6sq.m. The dimensions of the extension are 8.4m x 4m. The single storey extension has a ridge height of 4m. The single storey extension is a flat roofed structure with a Cupola feature. The external walls are to have a painted harling finish and the roof is to be finished in slate.

The floor area of the rear extension is 7.8sq.m. The dimensions of the extension are 1.7m x 4.6m. The rear extension is 3.8 metres at its highest point. The external walls are to have a painted harling finish and the roof is to be finished in slate.

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) there is any adverse effect on the character of the area
- b) there is any adverse effect on the amenity of neighbouring property.

a) The proposed extensions are in proportion with the existing dwelling and the finishes proposed are consistent with those on the existing dwelling. The ridge height and pitched roof of the proposed 2-storey extension on the eastern elevation are in keeping with the existing dwelling. The single storey extension on the western elevation is subservient to and in character with the main dwelling. The rear extension is a minor development and is not visible from the public road. The materials proposed on the extensions is painted harling to match the existing dwelling. The windows are to match the existing and the roof is to be slate. The proposed extensions are in keeping with the existing dwelling and will not have any adverse impact on the character of the area.

b) The proposed development addresses the Council's guidelines on daylighting and overshadowing as it satisfies both the 45 degree and 43 degree assessment.

The proposed single storey extension on the western elevation will not have any impact on the amenity of neighbouring properties. The proposal is not set back from the building line but is nonetheless subservient to the main dwelling. The extension will not have any negative impact on the neighbouring properties and does not raise any issues of residential amenity in terms of daylight, sunlight and privacy.

The proposed single storey extension on the rear elevation is facing onto the gable of the neighbouring property to the north. The window proposed is to serve a non-habitable room and the extension will not have any impact on the amenity of neighbouring property.

The 2-storey extension satisfies the daylighting and overshadowing guidelines. However, the extension will have an adverse impact on the amenity of the neighbouring property to the immediate north by reason of overlooking from the first floor rear windows. The privacy of the adjoining property is compromised by the ability to overlook from the first floor bedroom window on the rear/northern elevation which is located just 4 metres from the boundary of the neighbouring property.

In conclusion, the proposals largely comply with the development plan and non-statutory guidelines. They are acceptable in form and design but the 2 storey extension breaches privacy guideline and will cause unacceptable overlooking.

It is recommended that the Committee approves the single storey extensions but refuses the 2-storey extension for the reason stated.



John Bury
Head of Planning

Contact/tel	Kevin Macmahon on
Ward affected	A05 - Inverleith
Local Plan	Central Edinburgh Local Plan Edinburgh City Local Plan
Statutory Development Plan Provision	Housing & Compatible Uses/Urban Area
Date registered	6 April 2009
Drawing numbers/ Scheme	01-03 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.

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.

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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application
Application Address: 40 Ravelston Dykes
 Edinburgh
 EH4 3EB

Proposal: -Remove existing garage, conservatory, bay window, proposed extension and alterations

Reference No: 09/00803/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application has attracted 4 letters of representation.

The material points of objection are:

- a. Design issues, taken account of in assessment a.:
 - Overdevelopment
 - Not compatible with the existing building
 - Out of character with the area
- b. Residential amenity issues, taken account of in assessment b.:
 - Overshadowing and loss of light and privacy
 - Overlooking
 - Loss of cherry tree

Other points raised are not material.

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 subject site is identified as an area of Housing and Compatible Uses in the Central Edinburgh Local Plan and as an Urban Area in the Finalised Edinburgh City Local Plan.

Relevant Policies:

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 policies of the Central Edinburgh Local Plan.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that the Sub-Committee issue a **MIXED DECISION**

Conditions of Approval

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. This permission relates to the single storey extensions only.

Reasons supporting Conditions of Approval

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Reasons for Refusal

1. This refusal relates to 2-storey extension only.
2. The proposal is contrary to Edinburgh City Local Plan Policy Des11 and Policy CD19 of the Central Edinburgh Local Plan and the Non-Statutory Guidelines on Daylighting, Privacy and Sunlight as the proposed 2-storey extension by reason of its design, form and positioning will result in an unreasonable loss of privacy by reason of overlooking to the detriment of the neighbour's amenity.

End

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Location Plan

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