

Full Planning Application 07/04111/FUL

at

23 Craigmount Terrace

Edinburgh

EH12 8BN

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/04111/FUL, submitted by J Tracey + D Watson..
The application is for: **Alter house to form a bedroom and bathroom in the attic with dormers and a balcony, also forming a timber deck at the rear.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site comprises a detached bungalow with a single garage on the side, finished in render and a slate roof. The house is located to the south of Craigmount Terrace in an area of similarly designed houses. The house sits high in relation to the rear garden, which is large and well screened.

Site History

There is no relevant planning history for the property.

Description of the Proposal

Scheme 3

The application proposes the formation of dormer windows within the south (rear) and north (front) roof slopes. The rear dormer incorporates a balcony area surrounded by a handrail occupying an area of 1.65 square metres. The application also proposes the formation of elevated decking to the rear of the property. The decking projects 3.6 metres into the rear garden extending across 8.5 metres of the elevation and rises to height of 0.7 metres above ground level.

Previous Schemes

A dormer to the west (side) roof plane was proposed with no dormer proposed to the front.

The dormer to the rear incorporated an unscreened balcony rising directly from the eaves level and occupying 3.03 square metres.

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) The proposed alterations will adversely affect the character of the existing property or the surrounding area
- b) Neighbouring amenity will be adversely affected.

a) The dormer windows on the rear and front elevations occupy 2.95 and 2.70 metres from an average roof length of 5.75 and 5.50 metres. This equates to 51.3% and 49.1% of the roof length respectively which exceeds the 33% recommended in the Non-Statutory Guidelines on 'House Extensions and Alterations'. However, their alignment, positioning and relationship with the

existing roof are in accordance with the guidelines and will not detrimentally impact on the character and appearance of the property or surrounding area.

This breach in the Non-Statutory Guidelines is judged to be of insufficient weight to justify a refusal.

b) The sides of the balcony to the rear are within 9 metres of the neighbouring houses on either side. It is considered appropriate to attach a condition requiring screening on either side of the proposed balcony in order to protect of the current privacy levels of the neighbouring properties on either side of the application site.

The boundary with the property to the south (28 Craigmount Gardens) is 22.4 metres from the balcony. The balcony is therefore in accordance with the minimum privacy distance in terms of being located over 9 metres to a boundary and over 18 metres between opposing windows for current privacy levels to be maintained. Neighbours in Craigmount Gardens are concerned that their privacy will be adversely affected because of the slope of the site and positioning of house the 22.4m is well in excess of the required 9m and takes account of this

There is high hedging on the west and fencing on the east boundaries to 25 and 21 Craigmount Terrace respectively. However, it is considered inadequate for screening the elevated decking. It is therefore considered appropriate to attach a condition requiring a screen fence directly on to the elevated decking area to maintain current privacy levels.

The design of the proposal is considered acceptable subject to screening conditions to protect amenity of the neighbouring residents.

The proposal complies with the relevant Local Plan Policies.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves the application, subject to conditions requiring screening.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Daniel Lodge on 0131 529 3901
Ward affected	A03 - Drum Brae/Gyle (NEW)
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	25 September 2007
Drawing numbers/ Scheme	08 - 11 Scheme 3

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, Helen Martin on 0131 529 3517. Email: helen.martin@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 23 Craigmount Terrace
Edinburgh
EH12 8BN

Proposal: Alter house to form a bedroom and bathroom in the attic with dormers and a balcony, also forming a timber deck at the rear.

Reference No: 07/04111/FUL

Consultations, Representations and Planning Policy

Representations

Five letters of representation have been received from neighbouring residents objecting to the proposal on the grounds of:

1. Design

(addressed in section (a) of assessment)

2. Overlooking and Privacy

(addressed in section (b) of assessment)

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 North West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Finalised Edinburgh City Local Plan locates the site within the Urban Area.

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.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' Supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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 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.

Application Type Full Planning Application
Application Address: 23 Craigmount Terrace
Edinburgh
EH12 8BN

Proposal: Alter house to form a bedroom and bathroom in the attic with dormers and a balcony, also forming a timber deck at the rear.

Reference No: 07/04111/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Prior to the commencement of works, details of an appropriate screen constructed to a height of 1.8 metres directly along the east and west sides of the elevated decking for the length of the decking area hereby approved shall be submitted to and approved in writing by the Head of Planning and Strategy. The approved screen shall be erected prior to the occupation of the development and maintained in perpetuity to the satisfaction of the Head of Planning and Strategy.
3. Prior to the commencement of works, details of appropriate screening constructed to a height of 1.8 metres to the east and west sides of the roof terrace hereby approved shall be submitted to and approved in writing by the Head of Planning and Strategy. The approved screening shall be erected prior to the occupation of the development and maintained in perpetuity to the satisfaction of the Head of Planning and Strategy.

Reasons

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

2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.

Application Type Full Planning Application

Proposal: Alter house to form a bedroom and bathroom in the attic with dormers and a balcony, also forming a timber deck at the rear.

Reference No: 07/04111/FUL



Location Plan

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 2005.