

Full Planning Application 05/03787/FUL
at
16 Allan Park Drive
Edinburgh
EH14 1LP

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03787/FUL, submitted by Mr + Mrs Sandle.. The application is for: **Proposed extension to side and rear of building and attic conversion incorporating a dormer window to front and rear elevations**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property is a semi-detached bungalow situated on the southern side of Allan Park Drive. The site is surrounded by residential properties. To the rear of the property is the Union Canal. The property is not listed and is not situated within a conservation area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal comprises of a single storey extension to the side and rear of the property and the addition of a dormer window to the front and rear of the property.

3 Officer's Assessment and Recommendations

- 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 needs to consider whether;

a) The proposal will be detrimental to the character and appearance of the property of the area

b) There will be an adverse effect on residential amenity.

a) The extension will cover an area of 42.13 m², which is less than one third of the original rear garden area. The walls of the extension are to be roughcast, with the roof to be felt with reflective chips. The scale, design and materials used are considered acceptable.

An existing window on the rear elevation is to be replaced with a patio door which is to be white uPVC. The design and materials are considered to be acceptable.

A window is to be placed on the rear and front elevation of the proposed extension. They are to be white uPCV, the design and materials are considered to be acceptable.

The dormer to the rear elevation is to be 1800mm wide, it is to have white uPVC frames with a slate roof to match that of the original dwelling. The design, materials and scale of the dormer are considered to be acceptable.

The dormer to the front elevation is to be the same design and dimensions to that of the dormer located on the rear elevation. Although the front dormer is slightly larger than one third of the average roof length, it only breaches the guideline by 470mm. It does not dominate the roof and is considered acceptable in this case.

b) The proposed extension sits on the boundary line of the property and no14 Allan Park Drive. At this point the extension projects 3.6m into the rear garden area. This is less than the guidelines indicates as acceptable as a single storey extension.

There is a large fence approximately 1.8m high on the boundary between the two properties with a large amount of planting along the fence.

It is considered that the extension will not have a detrimental impact on residential amenity.

Due to the fact that there is a high fence with a large amount of planting on the boundary, the proposal does not give rise to any issues regarding loss of privacy.

In conclusion, the proposals are considered to be acceptable and will not have a detrimental impact on the character and appearance of the area or an adverse effect on residential amenity.

It is recommended that the committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	26 - Craiglockhart
Local Plan	South West/Draft West
Statutory Development Plan Provision	Mainly Residential/Urban Area
Date registered	10 November 2005
Drawing numbers/ Scheme	1-2

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 16 Allan Park Drive
Edinburgh
EH14 1LP

Proposal: Proposed extension to side and rear of building and attic conversion incorporating a dormer window to front and rear elevations

Reference No: 05/03787/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received, raising the following issues:

- * Overshadowing and loss of daylight due to proposed extension

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 site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

South West Edinburgh Local Plan

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. they should be of a suitable scale to the existing building and space around it.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

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.

End



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PLANNING APPLICATION

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