

Full Planning Application 05/03550/FUL
at
87 Comiston Drive
Edinburgh
EH10 5QT

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03550/FUL, submitted by Mr + Mrs Hall. The application is for: **Alteration and extension of dwelling**

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 stone built terraced villa on the south side of Comiston Drive. It is surrounded by similarly styled properties. The property has a large garden to the rear, approximately 30 metres long by 6.8metres in wide. There is a two storey out-shoot on the rear elevation of the property, which appears to be a feature of the original building. The outshoot is also finished in stone with a slate roof.

The property is not listed and does not lie within the conservation area.

Site history

December 2004 - planning permission (Ref: 04/04546/FUL) refused for the alteration and extension of the dwellinghouse

January 2005 - planning permission (ref: 04/04546/FUL) refused for the alteration and extension of the dwellinghouse. This proposal was identical to the current submission. Reasons for refusal were:

1. The proposal is contrary to the Council's guideline concerning Daylighting, Sunlight and Privacy and Policy H12 (residential amenity) of the Draft West Edinburgh Local Plan insofar as the extension would lead to excessive overshadowing of the adjacent property which in turn would adversely affect the occupant's amenity.
2. The proposal is contrary to the Council's guideline on House Extensions and Policy DQ11 (Alterations and Extensions) of the Draft West Edinburgh Local Plan as the scale, mass and design of the extension is incompatible with the original dwelling.

Description of the Proposal

The application proposes the erection of an extension to the rear of the property. The extension would be single storey but would also slightly increase the size of the upper floor of the existing outshoot, which traditionally accommodated a maid's room. The extension would be finished in a mixture of stone and timber boarding on the external walls, with a lead roof.

The extension would measure 4600mm at its widest point, where it wraps around the existing outshoot by approximately 500mm. It would extend the full width of the garden, from the existing outshoot to the boundary with 89 Comiston Drive where there would be a 3800mm high wall finished in stone. The only windows in the extension are on its south elevation, where there are four full height five-pane glazed panels (two of which are doors), and a large window at the upper floor of the outshoot. The windows face into the applicant's own garden.

3 Officer's Assessment 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 scale, mass and design of the extension is acceptable and b) it would adversely affect residential amenity.

a) The design of the extension preserves the profile of the existing outshoot where it adjoins the neighbouring property. This preserves the original character of the building. The infill is modern in style; however, it is appropriate in terms of detailed design and quality materials. The extension projects 5 metres back from the rear of the house. However, this does not occupy more than one third of the garden depth and is not out of scale with the property.

b) In respect of neighbouring amenity, there is no loss of privacy as a result of the proposals.

The extension projects more than 4 metres out from the rear of the property. There is concern that, as in this instance, a tunnel effect can occur, thus reducing daylight to neighbours. The applicant's have subsequently submitted vertical sky component calculations for the neighbouring building. The calculations demonstrate that the dining room vertical skylight component will be reduced from 33.5% to 30.5%. No assessment has been carried out for the neighbouring kitchen. This is above the minimum standard recommended. No objections have been received from the neighbours affected.

This is the third application submitted at this property. The original refusal was for unacceptable impact on the neighbours' amenity. Further advice was sought in terms of design and daylight subsequent to this refusal and this was followed by the second application. The consideration of the second application failed to take proper account of the information provided and went beyond the terms of the original refusal in reconsidering design, which was originally assessed as being well considered. This application was submitted as a consequence. The information submitted on daylight is sufficient to be satisfied that there is no adverse impact on neighbouring amenity. The design of the proposals is acceptable.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Barbara Cummins on 0131 529 3996 (FAX 529 3717)
Ward affected	51 - South Morningside
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	1 November 2005
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, 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.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 87 Comiston Drive
Edinburgh
EH10 5QT
Proposal: Alteration and extension of dwelling
Reference No: 05/03550/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was not advertised. Neighbour notification was carried out on 8 April 2005. One letter of representation has been received, objecting to the application on the following grounds:

- the appearance of the extension does not retain the existing symmetry with adjoining properties;
- the extension would protrude beyond the existing building line; and
- the scale of the development increases the built-up area and reduces valuable open space.

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

South West Edinburgh Local Plan - mainly residential.

Draft West Edinburgh Local Plan - Urban Area.

Relevant Policies:

South West Edinburgh Local Plan

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour

of developments which enhance the provision of local community facilities and services.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

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.

Application Type Full Planning Application
Application Address: 87 Comiston Drive
Edinburgh
EH10 5QT
Proposal: Alteration and extension of dwelling
Reference No: 05/03550/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

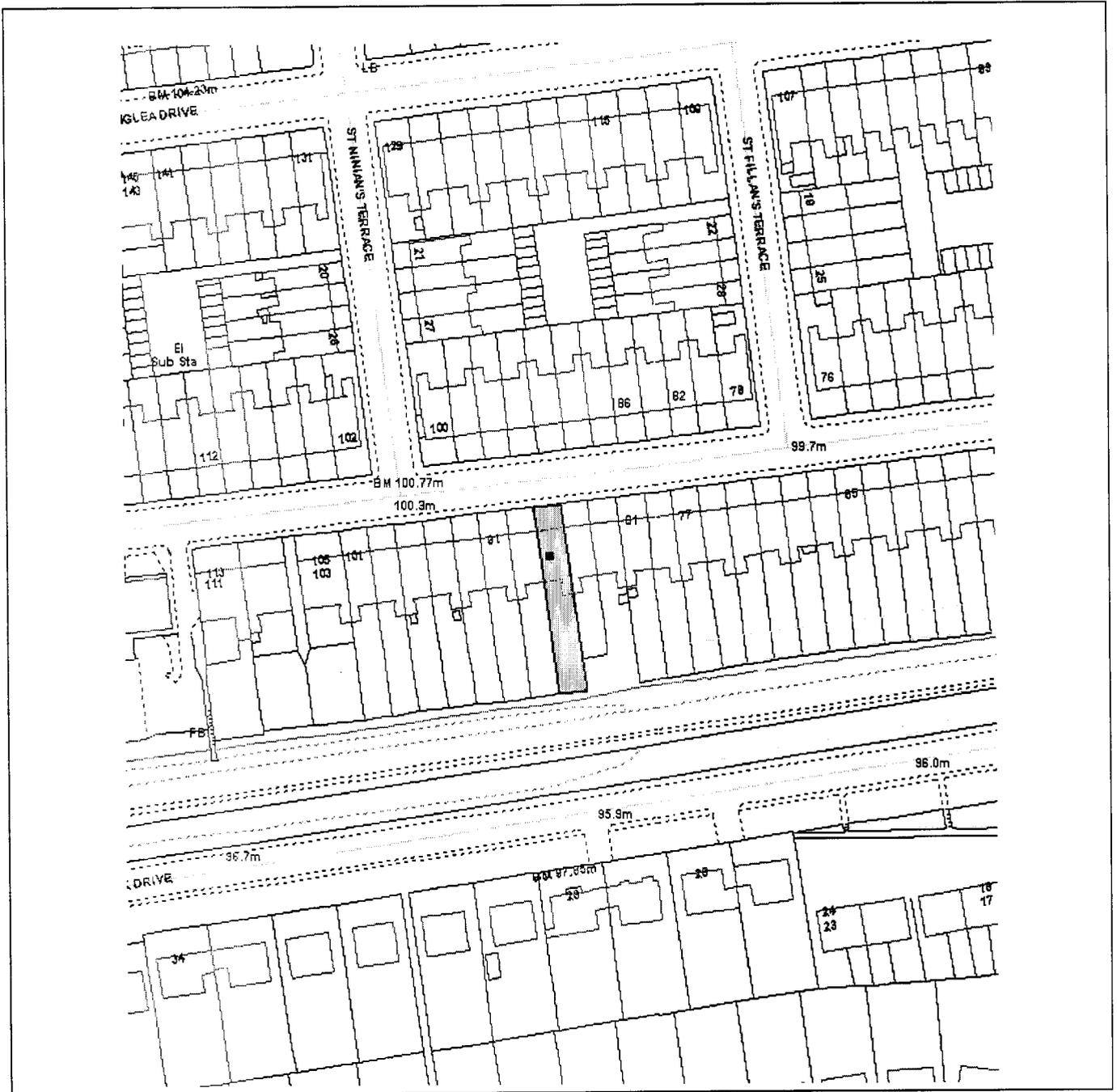
Conditions

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



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	87 Comiston Drive, Edinburgh, EH10 5QT		
Proposal	Alteration and extension of dwelling		
Application number:	05/03550/FUL	WARD	51- South Morningside
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			