

Full Planning Application 05/00679/FUL
at
6 Craiglockhart Loan
Edinburgh
EH14 1HU

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00679/FUL, submitted by Mr + Mrs McLaughlin.
The application is for: **Conversion of basement under building: kitchen
living room bathroom bedroom dining room**

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

2 The Site and the Proposal

Site description

The application site is a ground floor flat situated within a four in a block,
flatted building, located on the north side of Craiglockhart Loan. The property
is surrounded by other residential properties.

The application site is not listed and is not located within a conservation area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposals relate to the alteration of the basement area to form additional living accommodation (comprising of kitchen, bedroom, dining room and living room).

The proposed alterations include the formation of two single windows and a set of french windows on the rear elevation, below the level of the existing ground floor windows. An area of decking of 0.4 metres in height, is proposed in front of the proposed french windows. Two windows are also to be installed below the level of the existing ground floor windows, on the front elevation. These windows would be located below ground level and would require the excavation of cut out areas, surrounded by retaining walls, in the front garden area. All windows are timber framed.

3 Officer's Assessment and Recommendations

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 proposals would detract from the character or appearance of the existing building.

b) The proposals would detract from residential amenity.

a) The proposed alterations on the rear elevation are similar to those which have already been carried out at the adjoining property to the east. This elevation is at a relatively secluded location, with the garden being over 20 metres in length and backing on to similar sized gardens to the rear. The proposed windows are reasonably spaced and align with those at first floor level. These alterations do not detract from the appearance of the existing building.

The proposed additional windows on the front elevation are located directly below those at ground floor level. They are somewhat smaller in size and have a different glazing pattern. The proposed windows would alter the

symmetry of the existing elevation, but their appearance would be largely obscured by the existing ground levels, which rise steadily upwards towards the level of the public footpath, over 12 metres away. The additional windows would therefore be barely visible from outwith the site and would not detract from the appearance of the existing building, or the surrounding area.

The proposed area of decking is relatively small in scale, in relation to the overall garden size and relatively low in level. It is not considered to detract from the appearance of the existing building or garden area.

b) The windows on the rear elevation are approximately 50 metres away from the nearest dwellings, to the rear and would not result in any loss of privacy to these properties. The occupants at the application site have the use of the garden area, directly to the rear of this flat. The occupants of the upper flat own the rear portion of the garden. The additional windows and decking proposed are no closer to this garden than the existing windows of the application property. The windows to the front are a considerable distance away from the properties facing them, on the opposite side of the road and would be largely hidden from view by the existing ground levels.

The proposed alterations do not result in a loss of privacy to neighbouring residents or detract from residential amenity and accord with relevant planning policy and guidelines.

In conclusion, the proposed alterations would result in the provision of additional living space for the occupants of this flat and improve its suitability for family use. The proposals do not detract from the appearance of the existing building or the character of the area, or result in a loss of amenity to neighbouring residents.

It is recommended that the committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Carla Parkes- Monday, Tuesday And Alternate Wednesdays Only on 0131 529 3925 (FAX 529 3717)
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	30 March 2005
Drawing numbers/ Scheme	01-03, 05-07 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.bogunovic@edinburgh.gov.uk

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Application Address: 6 Craiglockhart Loan
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Proposal: Conversion of basement under building: kitchen living room
bathroom bedroom dining room

Reference No: 05/00679/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbour notification was carried out on 30th March 2005 and one letter of objection was received.

The grounds of objection are that the proposed alterations to the front would detract from the appearance of the existing building, by disrupting its symmetry.

Two further letters were received from neighbouring residents, the content of which relates to purely structural matters, which do not fall within the remit of this planning application. Copies of these letters have been passed to Building Control staff who are dealing with the relevant Building Warrant.

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 lies within a Mainly Residential Area as identified by the South West Edinburgh Local Plan where the existing character and amenities are to be protected. The site also lies within the Urban Area of the Finalised West Edinburgh Local Plan.

Relevant Policies:

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.

South West Edinburgh Local Plan

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.

Finalised West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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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.

Reasons

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

End

Appendix C

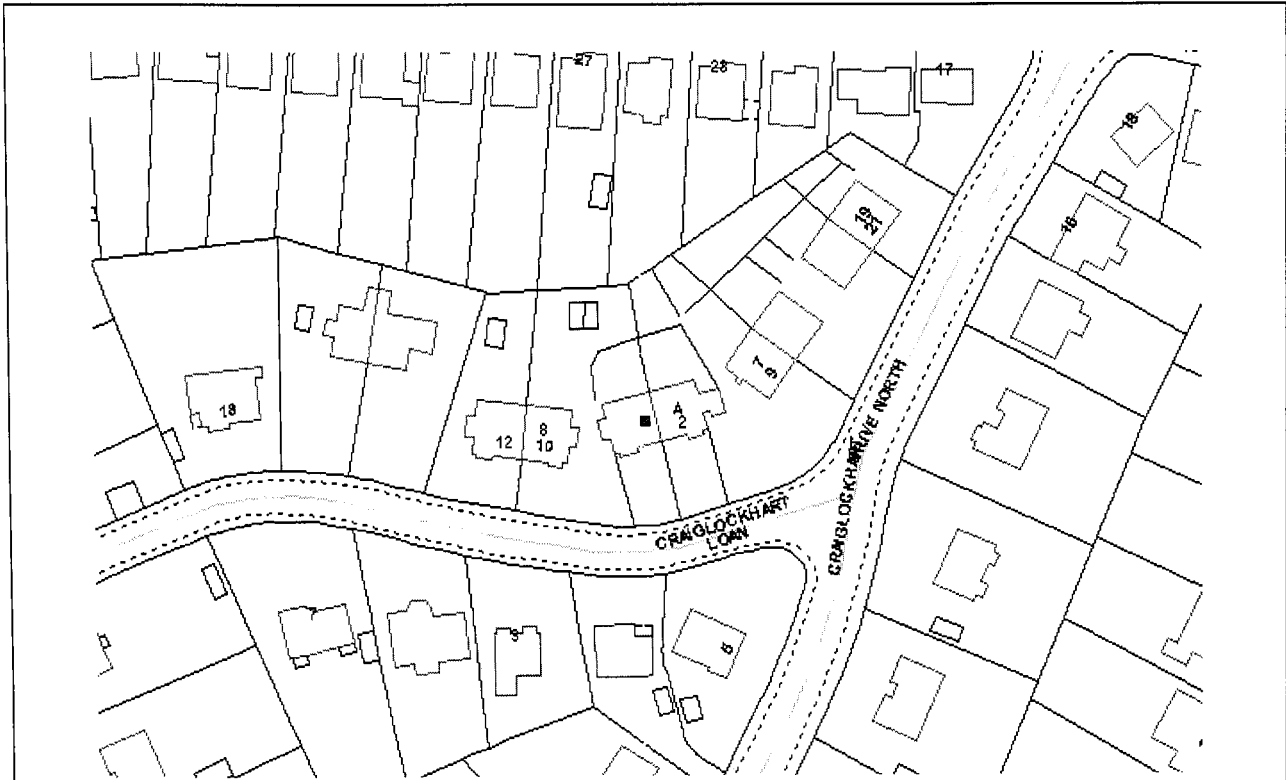
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THE CITY OF EDINBURGH COUNCIL

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Location Plan



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