

Full Planning Application 05/01096/FUL
at
9 Hallcroft Green
Midlothian
Ratho
EH28 8SA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01096/FUL, submitted by Mrs Todd. The application is for: **Single storey rear extension**

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 brown brick detached two storey dwellinghouse with a brown profiled concrete tiled roof linked to the neighbouring properties by carports located on the eastern gable of each property. The site slopes towards the rear of the garden.

Site history

7 January 2005, planning consent was refused for a two storey extension to the rear, reference 04/04036/FUL.

Description of the Proposal

It is proposed to erect a 6.5m x 4.0m x 4.3m hipped roof brick extension with a profiled concrete tiled roof to match the existing dwellinghouse. The single storey extension would be set back from the western boundary by 1.3m and as the site slopes towards the rear the finished floor level is up to 1.8m above ground level. The rear garden would be accessed from the extension by a brick staircase.

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 the determining issues, the Committee need to consider:

- a) Whether the scale and design of the proposal are satisfactory; and,
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The single storey extension is visually subservient to the original dwellinghouse. The mature boundary screening and fact that the stairs will break up the rear elevation ensure that the level of underbuilding proposed is acceptable in this instance. The proposal will result in significantly less than one third of the original rear garden ground being developed. The materials of the proposed extension are acceptable and the shallow pitched roof will also complement the existing dwellinghouse.

b) The proposal is single storey with underbuilding due to the change in levels. As a result the proposed extension will result in an area of 5.8 square metres of overshadowing to the west in excess of the non-statutory guidelines. Some of this shadow will fall upon the boundary hedge or be in a gable to gable situation. The overshadowing is therefore considered to be a minor infringement in this instance. The set back from the boundaries partially compensates for the effect of the underbuild.

The neighbouring gable of the property to the west has a window on the eastern elevation facing the proposed extension. However, such windows are not protected under the guidelines and there is also a window on the northern elevation providing light to this room.

None of the proposed extension windows or windows repositioned on the existing dwellinghouse will overlook the neighbouring properties.

To conclude, the single storey extension is of an acceptable design and scale and will not adversely affect the amenity of neighbouring properties.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Ratho, Newbridge and Kirkliston
Statutory Development Plan Provision	Residential
Date registered	14 April 2005
Drawing numbers/ Scheme	1 and 2 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, 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 9 Hallcroft Green
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Proposal: Single storey rear extension
Reference No: 05/01096/FUL

Consultations, Representations and Planning Policy

Consultations

None undertaken.

Representations

One letter of objection has been received raising the following material points:

- Overshadowing; and
- Proposal not in sympathy & harmony with it's surroundings.

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 proposal lies within a Housing area in the Ratho, Newbridge and Kirkliston Local Plan area where existing residential character and amenities are to be safeguarded. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Ratho, Newbridge and Kirkliston Local Plan

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

Finalised Rural West Edinburgh Local Plan

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Non-Statutory Guidelines

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.

Appendix B



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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.

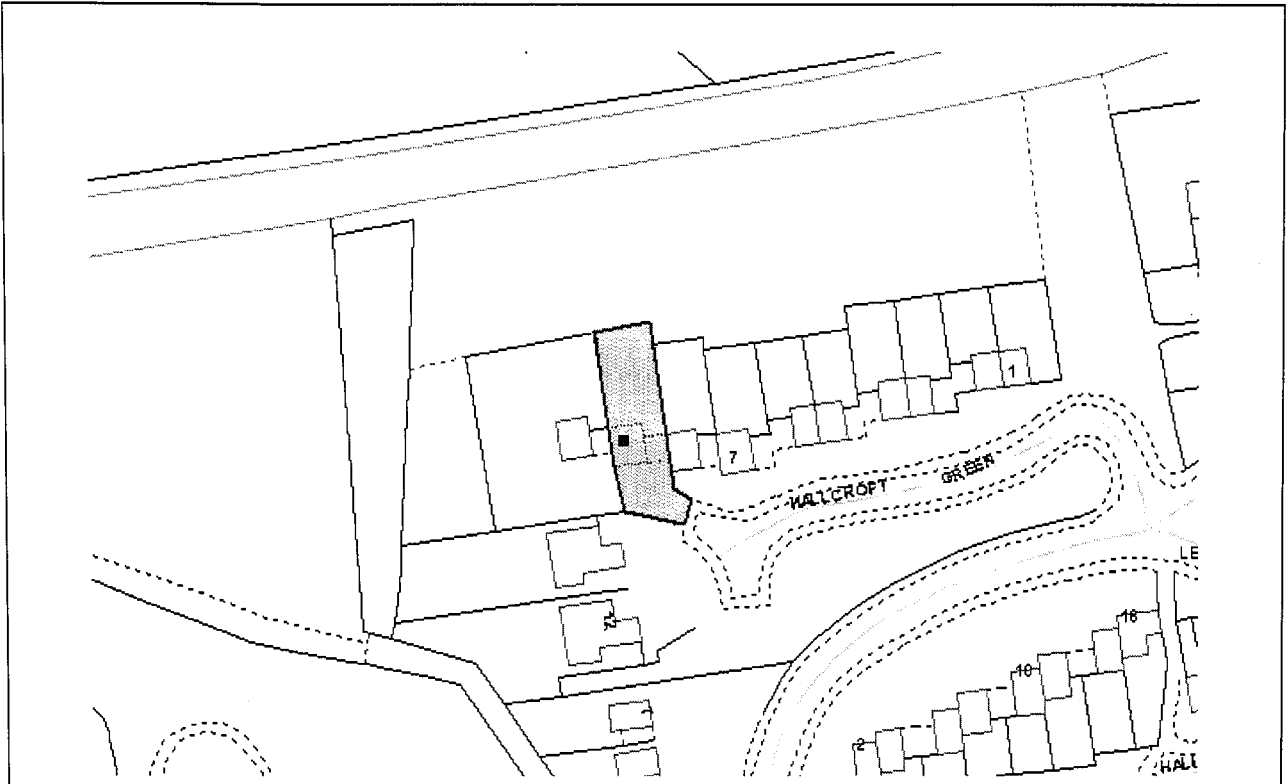
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Location Plan



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