

**Full Planning Application 05/01042/FUL
at
14 Kekewich Avenue
Edinburgh
EH7 6TZ**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/01042/FUL, submitted by Mr Crowe. The application is for: **Extension to dwelling + erection of single garage (As Amended)**

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 property is a detached single storey dwellinghouse sited on the east side of Kekewich Avenue. The property is finished with a pre-cast stone frontage, painted roughcast to the sides and rear elevations and a hipped roof clad in slate. The house is set back from the main road, with an area of hard standing used for off-street parking. There is an existing flat roofed garage extension to the south of the dwelling that is set back from the main elevation. The area of garden ground to the rear is substantial, bounded by a brick wall approximately 1.5 metres high.

Site history

There is no relevant planning history on file for this site.

Description of the Proposal

The application seeks to extend the property to the rear including a flat roofed extension onto the existing garage with a door at both ends, allowing a car to drive through, a rear flat roofed extension to the dwelling to accommodate additional living space and a single garage to be set in the south-east corner of the rear garden ground (permitted development). The external finishing materials are proposed to match the existing including render finish, painted timber fascia boards and felt clad roof.

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 needs to consider whether:

a) The proposal would be detrimental to the character of the dwelling house and/or surrounding area;

b) The proposal would be detrimental to the residential amenity.

a) The scale of the proposed extension to the rear of the property is considered acceptable relative to the plot in which the house is sited. The large garden area to the rear is approximately 229 square metres of which the proposed extension will take up less than 30%. The design and materials proposed are in keeping with existing dwelling. Amended plans have been submitted reducing the size of the new detached garage, re-positioning it more than 5 metres away from the dwellinghouse. This is now permitted development.

b) The extension to the existing garage would create further boundary development. However due to the single storey nature of the proposal this would not create issues of overshadowing. The rear extension to the dwellinghouse will have new windows facing east into the private garden ground, 12 metres from the boundary.

In conclusion, the proposals will not harm visual or residential amenity.

There are no material considerations that outweigh this conclusion.

It is recommended that the committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	39 - Portobello
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	30 March 2005
Drawing numbers/ Scheme	1 and 3 Scheme 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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: 14 Kekewich Avenue
Edinburgh
EH7 6TZ
Proposal: Extension to dwelling + erection of single garage (As Amended)
Reference No: 05/01042/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received from neighbouring property that faces the rear of 14 Kekewich Avenue. The concern raised is in relation to the scale of the proposed garage and the detrimental impact it would have on their property.

This concern has been addressed through the amended plan.

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 property is identified within the North East Edinburgh Local Plan as being within an area of Housing and Compatible uses where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

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.

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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

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Location Plan



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