

**Full Planning Application
at
26 Barnton Park Gardens
Edinburgh
EH4 6HN**

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

Proposal: House extension
Applicant: Mr + Mrs McAslan
Reference No: 04/00878/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Before the extension, hereby approved, is occupied, a boundary screen fence of 1.8 metres in height, details of which shall have been approved in writing by the Head of Planning and Strategy, shall be erected on the side (west) boundary for the length of the extension and along the rear boundary of the property. The fence shall be maintained to provide effective screening at all times.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

2 Main report

Site description

The property is a detached bungalow on the north side of Barnton Park Gardens. There is small front garden and a rear garden 14.8 metres long.

Site history

There is a garage to the rear of the property. There is no history for the garage: however, it is likely to have been built under Permitted Development Rights.

Development

The proposal is for a single storey pitched roofed extension to the rear of the property. The proposed extension is 7.4 metres in length, 4.5 metres in width and 4.2 metres in height to the ridge of the centrally pitched roof. The existing garage is to the east of the new extension. The materials proposed are rendered brick walls, a tiled roof and uPVC windows to match the existing.

The boundary fence height is proposed to be increased to a 2 metre fence on the sides and rear boundaries.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

The property is located in an area allocated as Mainly Residential in the Adopted North West Local Plan where residential character and amenity are to be protected.

In addition, the property is within the Urban Area of the Draft West Local Plan and covered by Policies DQ6 (Design of New Development) and DQ11 (Alterations and Extensions).

Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

3 Conclusions 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 addressing these determining issues, the following needs to be considered:

a) whether the proposal is in keeping with the character and appearance of the original dwellinghouse and the wider area; and

b) whether the proposal will have a detrimental impact on neighbouring residential amenity in respect of overshadowing or overlooking.

a) The proposed extension is contrary to the council's non-statutory guidance on House Extensions as it is more than a third of the rear garden (50%), and the extension is less than 9 metres from the rear boundary. The proposed extension is 7.4 metres from the rear boundary. However, the extension is 4.5 metres in width and inclusive of the existing garage, half of the garden will still retain 14.8 metres to the rear boundary, resulting in adequate amenity space for the dwelling. There is also additional amenity space in the front garden.

Although the new roof is more than 50% of the depth of the original building it is well set down and visually subservient to the original house, in accordance with guidance.

The materials proposed and the design and form complement the existing dwellinghouse. The proposal is therefore considered in keeping with the character and appearance of the main dwellinghouse and the wider area.

b) With regards to neighbouring properties, the size and location of the extension will not result in any overshadowing. There are proposed windows on the rear and side (west) elevation. However, the applicant is proposing a 2 metre fence on the side and rear boundaries to assist in screening. This has been added as a condition, given the distances of the windows to the neighbouring boundaries.

In conclusion, although the proposal is contrary to the Council's non statutory guidance on House Extensions in respect of its size, there will be adequate amenity space retained. Therefore, in this case this breach is considered acceptable. In addition, there will not be a detrimental impact on neighbouring residential amenity. There have been no representations from neighbours.

It is recommended that the Committee approves the application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 05 -Cramond

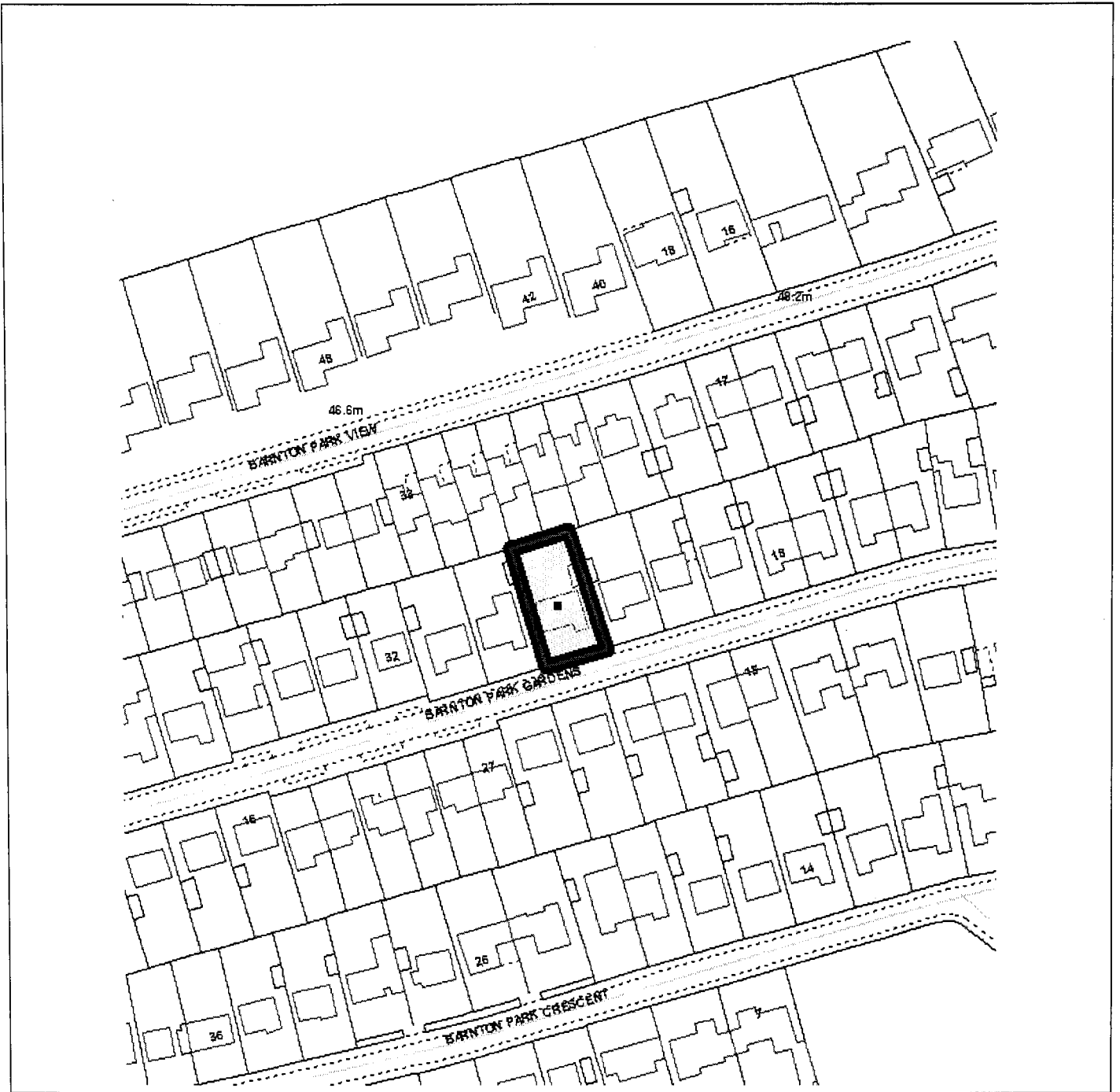
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 23 March 2004

**Drawing numbers/
Scheme** 1-2
Scheme 1



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PLANNING APPLICATION

Address	26 Barnton Park Gardens, Edinburgh, EH4 6HN		
Proposal	House extension		
Application number:	04/00878/FUL	WARD	05- Cramond
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			