

**Full Planning Application
at
32 Christie Miller Avenue
Edinburgh
EH7 6ST**

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

Proposal: Erect a single-storey extension to the rear of the existing house and garage and install a rear dormer (as amended)
Applicant: Mr + Mrs Pia
Reference No: 04/01178/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.

Reasons

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

2 Main report

Site description

The property is a detached 1930s bungalow with a hipped slate roof and gabled front bay. It is cream painted and has a small, square back bay window and a flat-roofed side garage.

The adjoining house to the north has a rear conservatory and is sited at a level about 0.5 metres lower. Common boundaries are enclosed by c.1.8-metre high timber fences.

Site history

There is no relevant planning history for this site.

Development

Scheme 1:

The proposal is for a flat-roofed rear extension (4.3 metres deep), a flat-roofed infill side extension and a rear dormer. The external finishes will match the existing.

Scheme 2:

The extension has been reduced to 4.0 metres in depth and a proposed side window deleted.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 26 March 2003.

One adjoining neighbour has objected on the grounds of loss of light and outlook.

Policy

The property is within an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. 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.

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

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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 address the determining issues, the Committee needs to consider a) whether the proposal is in keeping with its surroundings and b) whether neighbouring amenities are safeguarded.

a) The proposed rear extension complies with the dimensional criteria in the House extensions guidelines and its design is straightforward and satisfactory. The proposed side extension is located unobtrusively to the rear of an existing garage and is also satisfactory. The size and design of the proposed rear dormer complies with guidelines and is acceptable.

b) Windows comply with privacy policy except for one side window (a second has been deleted). However, its position, abutting the back wall of the house, together with the existing boundary fencing, will avoid any significant overlooking.

The proposed rear extension (as revised) does not exceed 4.0 metres in depth and meets the exemption criterion in the daylighting standards. In any event, the proposal meets the window safeguarding rule (45 degrees at a 2 metre datum) in respect of the neighbour's conservatory (north). There is only a secondary bathroom window in the flank wall of the adjacent house to the south and the proposed side extension, in a gable-to-gable relationship, does not infringe guidelines.

Planning legislation does not safeguard the neighbour's outlook over the application property.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 39 -Portobello

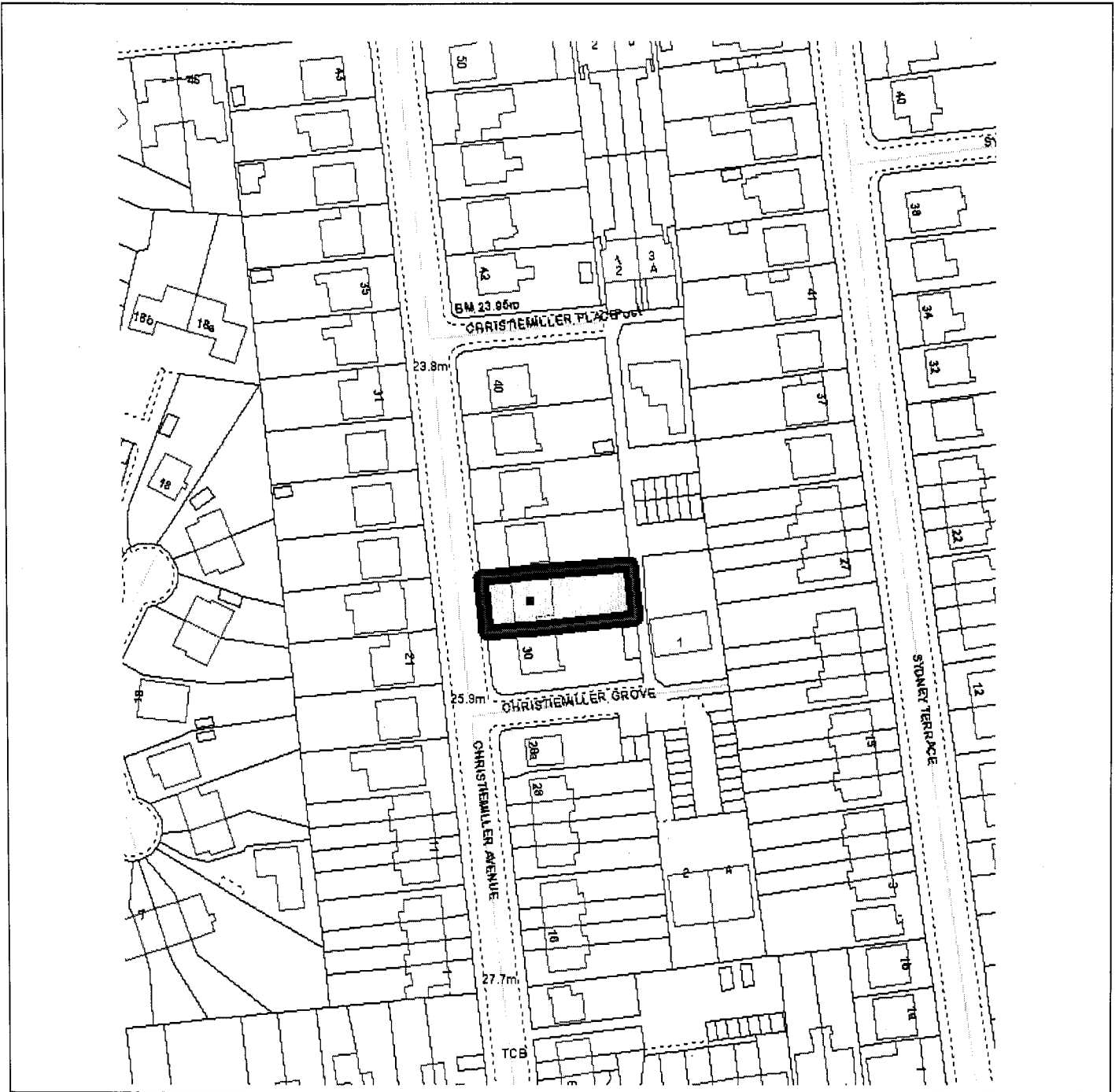
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 1 April 2004

**Drawing numbers/
Scheme** 2; 4-6
Scheme 2



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PLANNING APPLICATION

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Application number:	04/01178/FUL	WARD	39- Portobello
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			