

Full Planning Application
at
49 Fernieside Drive
Edinburgh
EH17 7HY

Development Quality Sub-Committee
of the Planning Committee

Proposal: A rear garden extension to accommodate new kitchen and bedroom
Applicant: Mr Kelly
Reference No: 04/00595/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 semi-detached single storey dwelling with a small front garden and small rear garden. There is an existing garage and shed in rear garden.

Site history

There is no relevant planning history for this site.

Development

The proposal is for a rear extension to accommodate a new kitchen and bedroom. The extension is 4.8 metres in depth and 5.5 metres in width. It is single storey with a pitched roof to the same height as the existing dwelling. The materials proposed are dry dash walls and concrete roof tiles to match the existing house.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

The property is located within an area allocated as a Mainly Residential Area in the South East Edinburgh Adopted Local Plan, where residential character and amenity are to be protected.

It is also located within the Urban Area of the Finalised South East Edinburgh Local Plan and covered by policies DQ6 (Design of New Development) and DQ19 (Alterations and Extensions).

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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

a) Whether the proposal is in keeping with the original dwellinghouse and the wider area, and

b) Whether there is a detrimental impact on neighbouring residential amenity in respect of privacy or overlooking.

a) The proposed extension is slightly less than a third of the rear garden, and there is 11.4 metres to the rear boundary, leaving adequate amenity space for the property. There is a garage and small hut at the rear. However, they are more than 5 metres away and take up less than a third of the garden.

The extension is contrary to the council's non-statutory guidance on House Extensions in that the length of the roof is more than 50% of the depth of the dwelling (71%). In this case the extension is relatively small, fits in well with the form and design of the main dwelling whilst still remaining subservient. This breach of condition is considered acceptable.

b) With regards to residential amenity, there is a window proposed on the side (east). The neighbouring garden has a 1.8 metre boundary fence that will screen their garden, and the applicants are proposing a hedge boundary on their side. There is also a public footpath between the two properties. There are no detrimental impacts on residential amenity, and the proposal complies with the council's non-statutory guidance on Daylighting, Sunlight and Privacy.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Gayle Adams on 0131 529 3918 (FAX 529 3706)

Ward affected 55 - Moredun

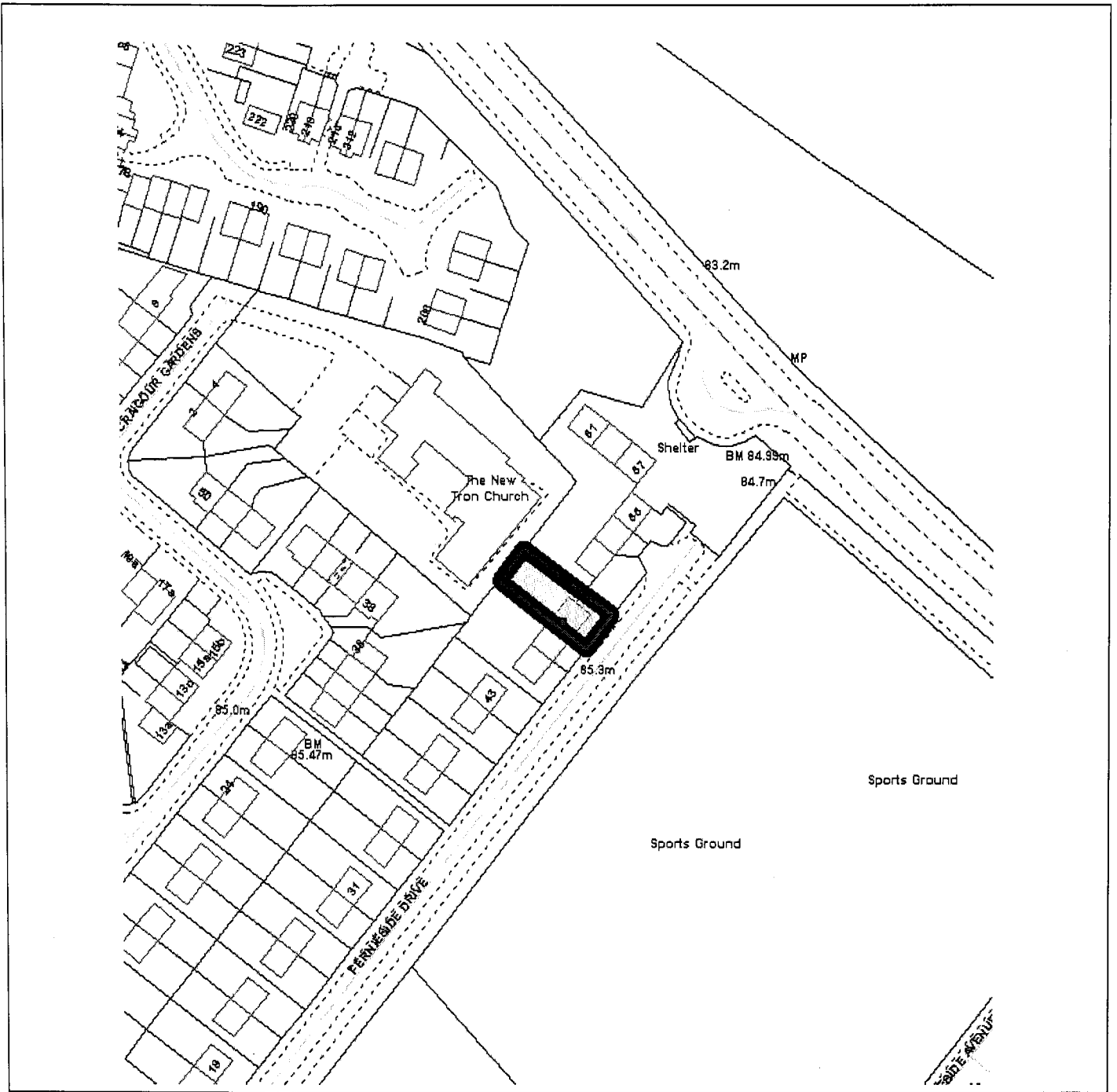
Local Plan South East Adopted, Local Plan, South East LP

**Statutory Development
Plan Provision** Mainly Residential, Urban Area

File

Date registered 5 March 2004

**Drawing numbers/
Scheme** block plan, 1-2
Scheme 1



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PLANNING APPLICATION

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|---|---|-------------|--------------------|
| Address | 49 Fernieside Drive, Edinburgh, EH17 7HY | | |
| Proposal | A rear garden extension to accommodate new kitchen and bedroom | | |
| Application number: | 04/00595/FUL | WARD | 55- Moredun |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |