

Full Planning Application
at
35 Lockharton Avenue
Edinburgh
EH14 1BB

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension of existing dwelling and subdivision to form new dwelling
Applicant: Triumph Homes 2000 Ltd.
Reference No: 03/04709/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 site is a dwelling on the south east side of Lockharton Avenue. It is a two storey building to the front and three storeys to the rear. The site is the first floor and basement property. The ground floor is under separate ownership. To the south and east is the Craiglockhart boating pond. The rear garden of the property slopes down to the pond. All other surrounding properties are residential.

Site history

There is no relevant planning history for this property.

Development

Scheme 1

It is proposed to develop the basement space of the three storey property, converting it to provide a new residential dwelling. It would include removing an existing rear door and replacing it with glass blocks. It would also include removing existing rear windows to form patio doors. There would be timber decking at ground level to the rear. There would be separate flats on the ground and first floors, giving three dwellings in total. The basement level dwelling would be extended on the gable end of the building.

The extension would have two storeys. It would have a footprint of 11 metres by 4.3 metres, the latter being the projection from the existing gable wall. It would be set back approximately 400mm from the front building line and 100mm from the rear building line. It would have a height, at it's highest point, of 6.8 metres. It would have a flat roof to the front and a monopitch to the rear. Materials would be white render and lead. It would be accessed from a front door adjacent to the existing front door to the first floor property.

The garden ground to the rear of the building would be split into two, as it is at present, providing land for the basement and ground floors. The first floor would have no garden ground.

Scheme 2

The roof would be pitched on all three sides with a ridge height of 7.6 metres. The pitch would match that of the existing dwelling roof. It would be slated rather than lead.

The walls would be buff render to match the existing rather than white.

All the other details are as Scheme 1.

Consultations

No consultations were undertaken.

Representations

One letter of representation was received from the Craiglockhart Community Council, one from the Friends of the Craiglockhart Nature Trail and twenty letters were received from residential neighbours. The following comments were made:

1. the development should not be obtrusive,
2. the development is of a scale inconsistent with other extensions to properties on the street, it is too high,
3. an unwelcome precedent would be set,
4. increased traffic will occur on the application site side of the junction between Lockharton Crescent and Lockharton Avenue,
5. the view towards the Craiglockhart Hills conservation area and A-listed buildings will be affected,
6. the finish should match the existing property, white render being inappropriate,
7. the plans show no parking, but it should not be on site due to potential run-off into the pond and also affecting the character of the area,
8. the planned symmetry of the houses would be lost,

Other issues raised are non-material or irrelevant to this particular application.

Policy

The site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. The site is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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 whether:

- a) the proposals safeguard the character of the building and area
 - b) the standard of accommodation is acceptable
 - c) the proposals are detrimental to residential amenity or road safety.
- a) The proposal is set back from the front and rear building lines and down from the roof of the existing property. It is subservient to the existing building.

Scheme 2 shows a hipped roof at the same pitch as the existing roof. This relates well to the existing building and deletes the uncomfortable roof form shown in Scheme 1.

The new gable would be closer to the road than the existing. However, it would be partially screened by the high garden wall and will not be obtrusive.

The extension would be built on a corner plot, reducing the openness of the crossroads. However, due to the extension being set down from the existing building, the revised roof form and the fact that the opposite corner to the north has already had an extension built, the proposal will not detract from the streetscape to an unacceptable degree.

Scheme 2 changed the proposed materials to buff render and slate. This is more sympathetic to the original property and the wider area. The materials are acceptable.

The proposal will not be detrimental to the integrity of the original house, the streetscape or the character of the local area.

b) The proposed new property will have the garden ground allocated to it incorporating land to the front, side and rear of the proposed extension, alongside Lockharton Crescent.

The first floor flat would not have any garden ground allocated as there is no direct access available to any of the land to the rear of the building.

The new unit will have 4 apartments and would provide a good standard of accommodation.

c) The extension would overshadow the applicant's own property and a section of the public road only. This complies with the relevant Council Non-Statutory Guideline. The windows of the extension would look down the applicant's own garden which has a depth of more than 9 metres, or over the public road. There would be no overlooking.

No indication of on-site parking has been given and it is not expected that the development would generate significant on-street parking to the extent of having a detrimental effect on the local road network.

The proposal would not be detrimental to residential amenity or road safety.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 26 -Craiglockhart

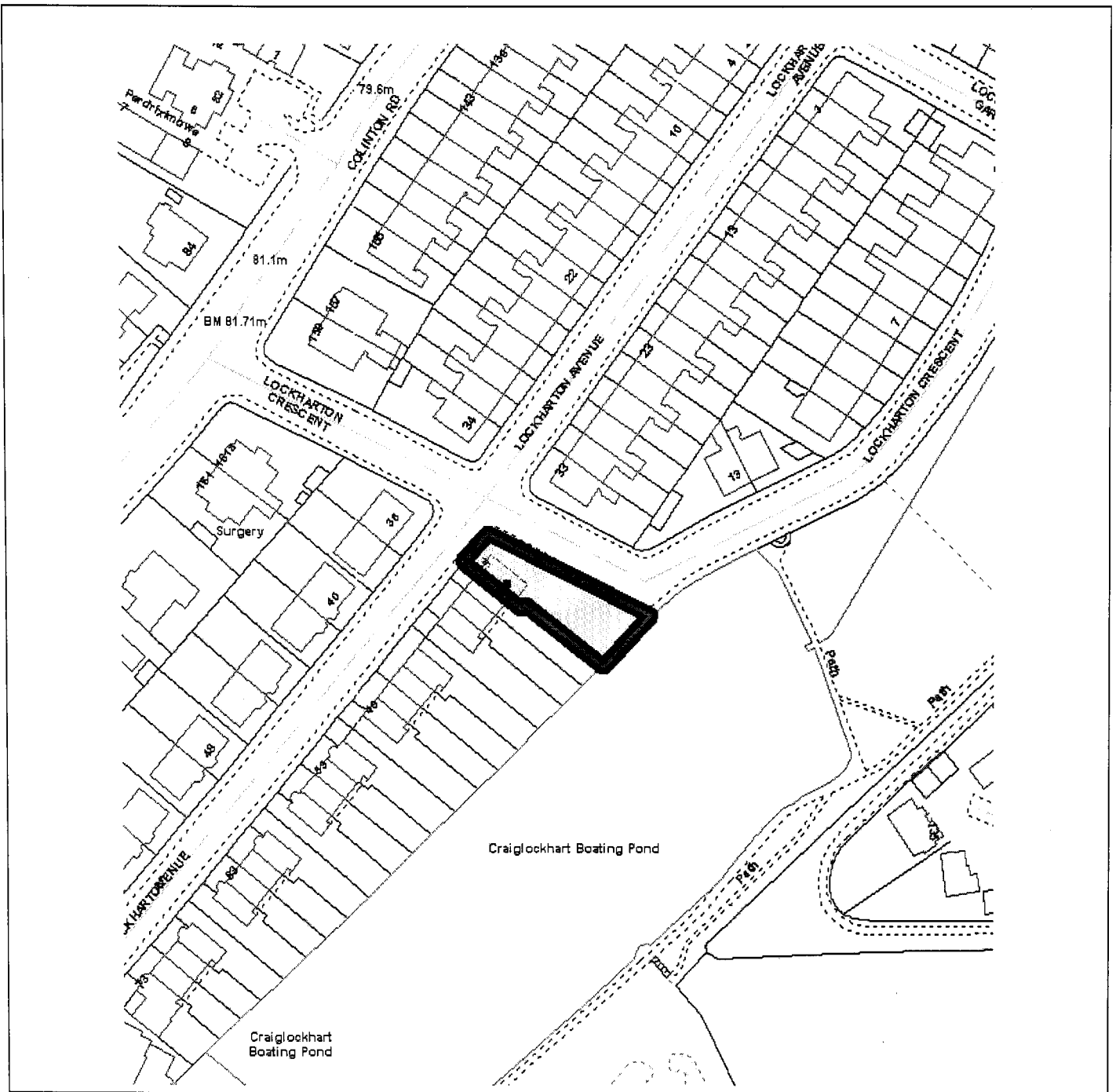
Local Plan South West Edinburgh; Draft West Edinburgh

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

File

Date registered 23 January 2004

**Drawing numbers/
Scheme** 1, 2, 5, 6.
Scheme 2



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PLANNING APPLICATION

Address	35 Lockhart Avenue, Edinburgh, EH14 1BB		
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Application number:	03/04709/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			