

**Full Planning Application
at
86 Moredun Park Gardens
Edinburgh
EH17 7LG**

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

Proposal: Extend property to rear and side and enlarge rear dormer + 5
no velux rooflights
Applicant: Ms S Moore.
Reference No: 04/00208/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. Screening 1.8 metres in height will be provided on the south east boundary of the property for the length of the new extension, prior to its occupation. In addition the screening on the rear boundary will be maintained at a height of 1.8 metres.

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 semi-detached bungalow with a dormer on the rear and front elevation. The street is a quiet residential street with similar properties and a variety of dormers.

Site history

00/02367/FUL - Planning permission granted for alteration and extension of dwelling (as amended)

Development

Scheme 1:

The proposal involves the following:

1. Extension of the property and the roof to the side to form a new gable with the roof extending forward over a new front facing door, and a single storey rear extension 3 metres in depth and 6.5 metres in length.
2. A new velux on the front roof and single window on the side elevation.
3. Extension of the rear dormer to form a large double dormer with an additional four velux windows on the rear roof.

The materials proposed are rendered walls, UPVC double glazed windows and slate clad roof dormer to match that existing.

Scheme 2

The rear extended section has been reduced in width to 5.2 metres in order that it is 50% of the garden width, allowing the other half of the garden 9 metres to the rear boundary.

One of the rear velux windows will also be removed.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

The site is in a Mainly Residential Area in the South East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the finalised draft of the replacement South East Edinburgh Local Plan the site is in the Urban area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

Relevant Policies:

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

Policy E4 sets quality objectives for new development.

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 character and appearance of the property and the wider area; and
- b) whether the proposal will have a detrimental impact on residential amenity in respect of overshadowing or overlooking.

a) The proposed works are contrary to the non-statutory guidance on House Extensions in that the side extension is not set down from the main roof ridge, and the rear dormer is greater than one third of the roof plane length. This extension would usually be considered too large in respect of the roof alterations and the size of the dormer. However, it is identical to the alterations that have been carried out at No. 88, the other

half of this semi-detached dwelling, as granted 2nd March 2001 (Reference No. 00/02367/FUL)). In this respect, a precedent has been set, and these alterations will match the two building halves resulting in a more complete development. The rear extension will also be contrary to policy in that it only leaves 6 metres to the rear boundary rather than the required 9 metres. Scheme 2 reduced the width of the rear extension to half that of the garden width in order that half of the garden met the 9 metre to the boundary requirement and resulted in more amenity space. The property also has a small front garden.

The materials proposed are in keeping with the original dwelling house.

Although contrary to policy guidance, this breach is considered acceptable as the house will have a more comprehensive design and there is adequate amenity space. It is therefore considered in keeping with the character and appearance of the overall property and the wider area, which is a mix of house styles and extensions.

b) The proposal is contrary to the council's non statutory guidance on Daylight, Sunlight and Privacy, in that both the new side (south east) window and the new rear windows are less than 9 metres from the boundaries. The applicants have agreed to a condition requiring screening up to a height of 1.8 metres for the length of the extension in order to maintain privacy for both parties on the side boundary. To the rear, there already exists a 1.8 metre fence screening the window. A condition has been added requiring this screening to be maintained. With regards to the other windows, there is already a rear dormer and its extension does not have any more of an impact than already existing. The new velux windows are set into the sloping roof and do not overlook neighbouring properties, and the new (north west) side window is in a similar location to an existing side window.

In conclusion, the proposal is contrary to policy in respect of size. However, it will mirror the neighbouring extension. This is considered justification for a breach of policy guidance. The materials are considered in keeping with the original dwellinghouse and there will not be a detrimental impact on neighbouring residential amenity, subject to a condition requiring screening.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 55 -Moredun

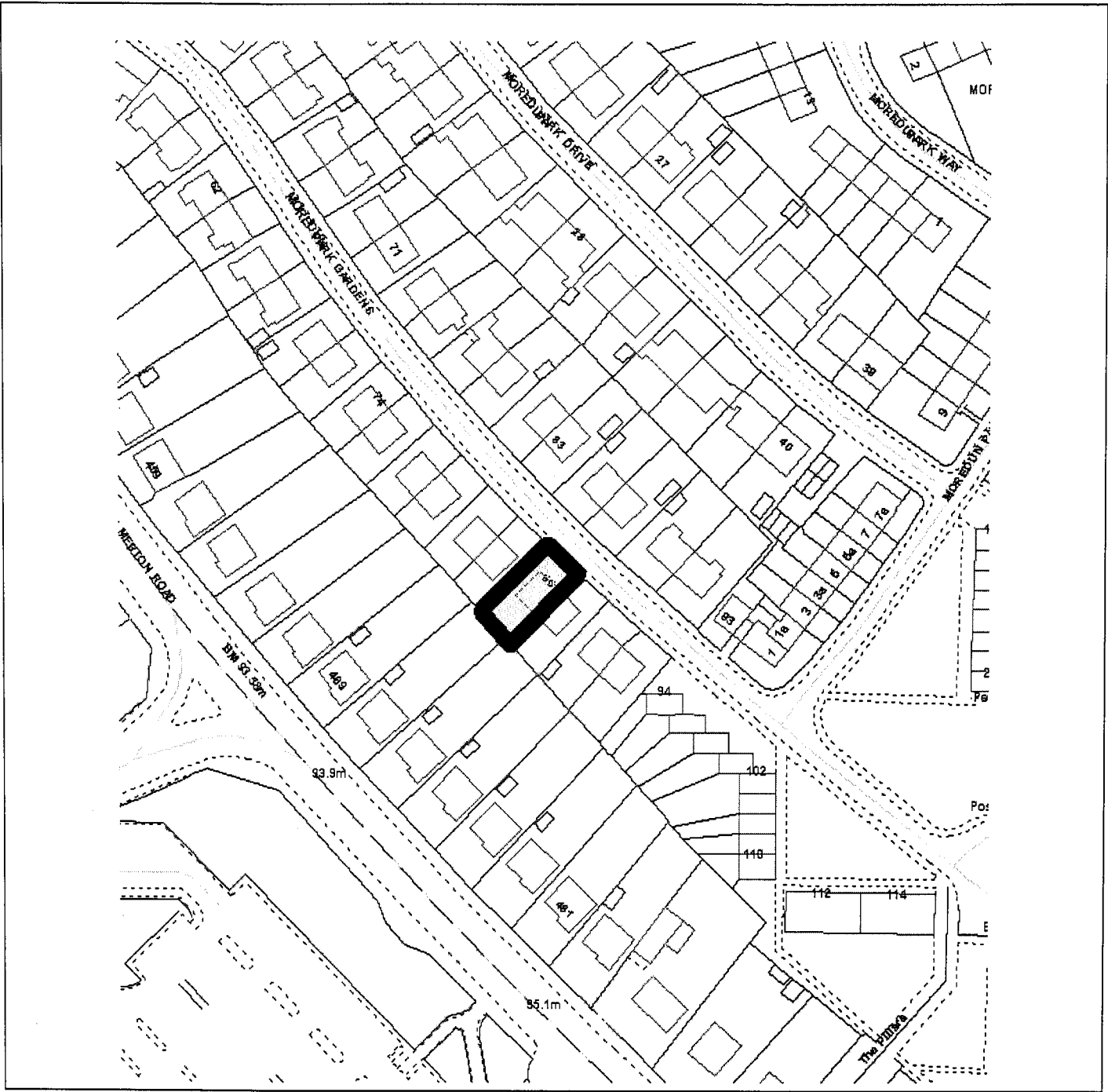
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 23 January 2004

**Drawing numbers/
Scheme** 1, 2, 5,7,8,9
Scheme 2



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			