

**Full Planning Application**  
**at**  
**138 Muir Wood Road**  
**Currie**  
**EH14 5HF**

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

**Proposal:** Alterations + extension to house + erection of single garage  
**Applicant:** Mr + Mrs C Wallace.  
**Reference No:** 04/00121/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. There shall be no alteration to the fenestration hereby approved unless it is agreed in writing by the planning authority.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

## **2 Main report**

### **Site description**

The property is a detached dry dash rendered two storey dwelling with a single storey flat roof extension on the south east and south west (rear) elevations. On the north west elevation there is a single garage.

### **Site history**

None

### **Development**

#### Scheme 2

It is proposed to remove the existing garage and erect a 3.5m x 11.6m x 3.3m flat roof extension on the north west gable of the property. The extension would be linked to the existing flat roof extensions and project 4.3m beyond the original rear building line. It is also proposed to erect a detached single storey pitched roof 5.9m x 3.2m x 4.0m garage to the south east of the dwelling whilst also creating a new access and two parking spaces in front of it.

#### Scheme 1

Originally the scheme contained a glazed pyramid feature on the rear elevation.

### **Consultations**

None undertaken.

### **Representations**

#### Scheme 1:

One letter of objection has been received raising the following grounds for objection:

Overshadowing.

### **Policy**

The proposal lies within an area allocated for residential purposes on the Currie Balerno Local Plan area. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

## Relevant Policies:

### Currie Balerno Local Plan

Policy 2.32 states that the residential character of existing housing areas will be maintained and that changes of use or new developments which would result in loss of amenity or of residential accommodation will not be permitted.

### Finalised Rural West Edinburgh Local Plan

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

### Non-statutory Guidelines

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 need to consider:

- a) Whether the scale and design of the proposal are satisfactory;
- b) Whether the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The applicant's property has been extended significantly in the past. However, as the property occupies a large plot, the combination of the proposed extension and single garage will not result in over development of the applicant's garden ground. The extension will be finished in materials to match the existing, whilst also merging with the existing flat roof extension. The garage and extension are of an appropriate scale and design.

b) The proposal will not result in overlooking of neighbouring plots due to the proposed windows being at right angles to the boundary. There will however be a minor degree of overshadowing to the neighbour as the single storey extension projects just beyond 4.0m to the rear of the property, a scale acceptable to the guidelines on Daylighting, Privacy and Sunlight.

The applicants property is located on a slightly higher level than the neighbours property and accounting for this, estimated at up to 0.5m, the extension would result in up to 2.5 square metres of overshadowing in total. This level of overshadowing is regarded as a minor policy infringement given that the neighbouring property has a shed on the boundary and around 50 percent of overshadowing generated by the proposal will fall upon this structure. In addition to this a 3.0m high apple tree just within the neighbours boundary also overshadows the neighbours garden at present and some of the extensions shadow will fall upon the tree. It is however not possible to quantify this.

In conclusion, the proposal will not prejudice the character of the building or the area or residential amenity.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Kevin Murphy on 0131 529 3794

**Ward affected** 02 -Baberton

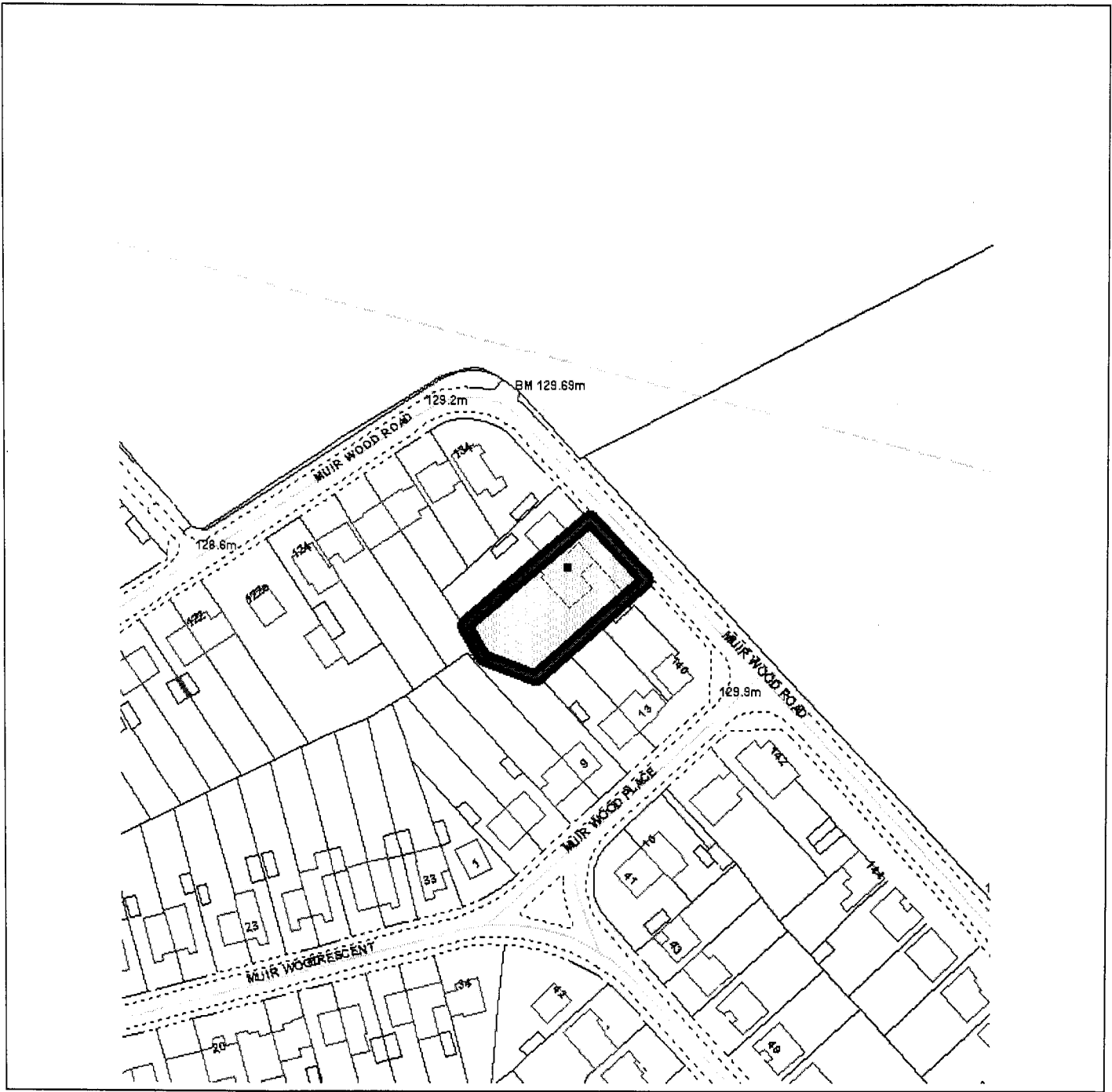
**Local Plan**

**Statutory Development  
Plan Provision**

**File**

**Date registered** 28 January 2004

**Drawing numbers/  
Scheme** 1, 4, 5



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# PLANNING APPLICATION

|                            |   |             |                     |
|----------------------------|---|-------------|---------------------|
| <b>Address</b>             | <b>138 Muir Wood Road, Currie, EH14 5HF</b>                         |             |                     |
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THE CITY OF EDINBURGH COUNCIL  
**THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**