

Full Planning Application 07/04950/FUL

at

17 Bonaly Rise

Edinburgh

EH13 0QU

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/04950/FUL, submitted by Mr + Mrs Cole. The application is for: **Alterations to roof over dwelling house to install 2 dormer windows to rear elevation and 3 velux rooflights to front elevation**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site is a two storey end terrace property with garden ground to the rear located in a courtyard development. The rear garden is accessed off a small path that runs parallel to the house providing access to the rear gardens of a number of properties. The surrounding area is predominantly residential with a series of courtyards in Bonaly Rise with two storey detached and semi-detached properties in the surrounding streets. No other dormer window extensions exist in the locale.

Site History

There is no relevant planning history.

Description of the Proposal

It is proposed to install three rooflights to the front of the property and two dormer windows to the rear of the property.

The dormer windows proposed are located 500mm from the ridge of the roof and are a minimum of 900mm from its gables. The dormers measure 1800mm in width. The proposed external materials are roofing felt with the dormer cheeks finished in dry-dash render to match the existing house. The combined width of the dormer windows is 2800mm on a roof that is 6050mm in length. The dormers therefore occupy less than 50 % of the average roof length.

3 Officer's Assessment and Recommendations

Determining Issues

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 these determining issues, the Committee needs to consider whether:

- a) The effect of the proposal on the appearance of the dwelling house and the character of the surrounding area, is acceptable; and
- b) There are any implications for privacy for neighbouring properties.

a) The dormer windows comply with non-statutory guidance in relation to their position on the roof. The rooflights to the front are permitted development.

The proposal is a modest extension that will not impact on the visual amenity of the surrounding area due to the enclosed nature of the courtyard. The materials proposed match those of the existing house.

There is no additional parking requirement as a result of the extension proposed.

b) The proposed dormers overlook the rear garden which is separated from the rear gardens of the properties opposite by a small access path. The distance between the properties at the rear is 18 metres and the dormers are more than nine metres from the boundary, which is in compliance with non-statutory guidance.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves the application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	A08 - Colinton/Fairmilehead (NEW)
Local Plan	South West Edinburgh Local Plan/Edinburgh City Local Plan
Statutory Development Plan Provision	Mainly Residential/Urban Area
Date registered	23 November 2007
Drawing numbers/ Scheme	01-03 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 17 Bonaly Rise
Edinburgh
EH13 0QU

Proposal: Alterations to roof over dwelling house to install 2 dormer windows to rear elevation and 3 velux rooflights to front elevation

Reference No: 07/04950/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It was certified that neighbours were notified of the planning application on 20 November 2007. Four letters of representation from neighbouring residents were received; all objecting. The material grounds of objection being;

a. Design issues, taken account of in assessment a):

- Out of character with the courtyard.
- Detrimental impact on built environment.

b. Residential amenity issues, taken account of in assessment b):

- Loss of privacy.

c. Transport issues, taken account of in assessment a):

- Pressure on existing parking due to increase in occupation.

Other points raised are non-material.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The property is an unlisted building located in a Mainly Residential Area in the South West Edinburgh Local Plan and in an Urban Area in the finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the 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.

Relevant policies of the Edinburgh City Local Plan

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

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

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

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.

End

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Location Plan

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