

**Full Planning Application 05/01152/FUL
at
7 Marionville Park
Edinburgh
EH7 6AR**

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

1 Purpose of report

To consider application 05/01152/FUL, submitted by Mr + Mrs Clyne. The application is for: **Erect a single storey rear extension and install velux roof windows to front and rear (as amended)**

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

2 The Site and the Proposal

Site description

The property is a semi-detached 1930s bungalow with a hipped slate roof and cream-painted walls. It has a projecting gabled front wing. The back garden is 11-13 metres in depth and has a level about 0.5 metres above the house floor level and about 0.5 metres above the property to the east. Most of the garden is enclosed by 1.8-2.0 metre high hedges and fences, except for a gap in the north-east corner.

The bungalow to the rear has a garden which is similarly 11-12 metres in depth.

Site history

March 1994 - A single-storey extension (c.3.5 metres deep) at the rear of 3 Marionville Park was confirmed as permitted development.

Description of the Proposal

Scheme 1

It is proposed to erect an extension with a depth of 4.5 metres and a width of 5.5 metres (floorspace 20 sq metres) at the rear of the property. It will be finished in roughcast, as existing, and have a hipped, slate roof.

It is proposed to enclose the rear garden with a 1.8m high fence.

Scheme 2

The extension has a depth of 5.5 metres and a floorspace of 25 sq metres. Otherwise, the design is the same.

3 Officer's Assessment 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 the proposal

- a) is in keeping with its surroundings and
- b) infringes neighbouring amenities.

a) The revised proposal will be slightly greater than 1/3 the average depth of the back garden (4.5/12 metres) and will be more than 1/2 the average depth of the house (4.5/8.4 metres). It therefore marginally infringes, by 0.5 metres depth, the House Extension guidelines. However, as a larger 1-metre deeper

extension, with a flat roof, could be built as permitted development the relevant consideration is whether the inclusion of a hipped roof renders the proposal obtrusive and out of keeping with character of the area.

The extension will not be visible from the street. When viewed from the dwelling to the rear, the height of the hipped-roof extension will not appear significantly greater than the existing dwelling - the vertical angle of the 'obstructed' line of sight will increase from about 8 to 9 degrees. The extension will also be some 3 metres from the side boundary with the attached dwelling and will not create a significant 'tunnel' effect.

The hipped roof will have a height 1 metre lower than the main ridge height and the proposed roof profile will be subservient to the existing roof form. A hipped, rather than flat roof, is also a detail which is more in keeping with the appearance of the building.

b) The proposal complies with daylighting standards both at the boundary (43 degree rule) and neighbouring windows (45 degree rule).

Proposed back windows will be 7-8 metres from the rear boundary and therefore infringe the 9-metre privacy distance. However, the applicant has indicated that a 1.8 metre high fence will be provided to make good a small gap in the existing screen hedge. The proposal therefore complies with privacy guidelines.

In conclusion, the proposed extension is in keeping with the scale and character of the house and its curtilage and complies with amenity standards.

It is recommended that the Committee approves this application, subject to a condition requiring the implementation of screen fencing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	38 - Restalrig
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	27 April 2005
Drawing numbers/ Scheme	01; 04-05 Scheme 2

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 05/01152/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Scheme 1

Neighbours were notified on 5 April 2005.

The adjoining household to the rear objected on the grounds that the proposal is too large in relation to the existing house and its plot and, due to its proximity to the boundary, would be visually obtrusive and result in a loss of light and privacy. It will also create a tunnel effect in relation to houses either side and set an unfortunate precedent.

Scheme 2

The objectors were renotified on 27 May 2005.

The initial objection is maintained as the extension will still be too large and visually obtrusive, this being exacerbated by the provision of a pitched roof.

Councillor Rev Aitken has also expressed an interest in this case.

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 in an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Application Type

Application Address:

Proposal:

Reference No: 05/01152/FUL

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.
2. That part of the proposed screen fence along the north-west boundary of the site shall be erected prior to the occupation of the development hereby approved.

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.

End



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PLANNING APPLICATION

Address	7 Marionville Park, Edinburgh, EH7 6AR		
Proposal	Erect a single storey rear extension and install velux roof windows to front and rear (as amended)		
Application number:	05/01152/FUL	WARD	38- Restalrig
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			