

**Full Planning Application 05/01313/FUL  
at  
8 Braid Hills Approach  
Edinburgh  
EH10 6JY**

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

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**1 Purpose of report**

To consider application 05/01313/FUL, submitted by Beaufort Property Company Ltd.. The application is for: **Erect conservatory + deviations to original planning permission, ref no 02/02041**  
**Erect boundary wall**

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

**2 The Site and the Proposal**

**Site description**

The site comprises a detached dwelling which is currently under construction.

**Site history**

March 2001 Detached villa approved in outline (01/01452/FUL)

April 2001 Planning permission was granted for the alteration, extensions and erection of garage and timber fence subject to the condition that it should be used for the purposes incidental to the enjoyment of the dwellinghouse as such and for no other purpose. (01/01803/FUL)

August 2001 Planning application for a new villa was withdrawn.  
(01/03563/FUL)

September 2001 Alteration and extension to dwelling house withdrawn.  
(01/03597/FUL)

June 2002 Planning permission was granted for the erection of a dwelling house. (02/02041/REM)

November 2002 Planning application was withdrawn for alterations and extensions to the dwellinghouse. (02/04320/FUL)

August 2003 Planning permission was refused for the change of use of the garage to a nursery due to potential noise and increased traffic movement which would detract from the amenity of residential properties, and being contrary to the Councils Guidelines on Private Day Nurseries. (03/01781/FUL)

December 2003 Planning application was withdrawn for the alteration and extension of the dwellinghouse. (03/03861/FUL)

June 2004 Planning permission was refused for alterations and extensions to the dwellinghouse. (04/01095/FUL)

June 2004 Planning permission was granted for alterations to the garage and the erection of a timber fence on the boundary. (04/00767/FUL)

January 2005 Planning permission was refused for the demolition of the existing house, the erection of a semi detached residential property, garage and access. (04/03939/FUL)

July 2005 Planning permission was granted for alterations and extensions to no.8. (05/00902/FUL)

### **Description of the Proposal**

The proposal is for a conservatory to the rear of the property which is undergoing construction.

It would measure: 3.7 metres long by 3.6 metres wide and would have a maximum height of 3.5 metres.

A new window is proposed on the lower ground floor plan to the front elevation facing Braid Hills Approach and the front garden of number 8.

A new boundary wall is proposed along the front of the site fronting Braid Hills Approach instead of the railings as originally approved. It would range in height from 1.1 metres to 1.9 metres due to the sloping nature of the site.

New rooflight windows are proposed in the north, south and west elevations. These would provide light to 2 new bedrooms and a shower room. A minor change has been made to the pitch of the roof in the west facing elevation. All eaves have been lowered so that they extend to the top of the upper floor windows.

Materials: To match existing, Polycarbonate.

### **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 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 design of the proposals is acceptable;
- b) There would be any adverse effect on the amenity of nearby residential property.
- c) There would be any adverse effect on highway safety.

a) The proposed conservatory would be acceptable in terms of its design. It fits onto the existing property well and would not be detrimental to the character of the building or the street scene. It would occupy less than a third of the rear garden area, and would not result in an overdevelopment of the site.

The wall to the front would be acceptable in terms of its design.

Other alterations proposed would be acceptable in terms of their design. They would not detract from the character of the property or the area in general.

b) The proposed conservatory to the rear would be at a lower level than number 10. There is an existing wall along the boundary of the site, and this would prevent overlooking from the proposed conservatory. There are already

windows in the rear elevation of the property and the end elevation would be more than 9 metres to the boundary. There would be doors to the conservatory which would be approximately 8 metres from the site boundary. These are at an angle and would face the gable of the existing property at number 8. It would not result in any adverse effect on the amenity of the neighbouring property.

The velux windows proposed would be 1.4 metres and 1.6 metres above floor level. Those in the front and rear elevation would not result in any adverse loss of privacy to adjoining property. They would be no closer to site boundaries than the existing windows in these elevations.

The velux in the west facing elevation would serve a shower room and there would therefore be no adverse loss of privacy as this is a non habitable room. The velux serving the bedroom window in the west facing elevation would not be acceptable as it would result in loss of privacy to the neighbouring property. It is recommended that this window be removed by condition.

In terms of privacy the proposed development would be acceptable subject to the condition for deletion of the bedroom velux window in the west facing elevation.

c) Transport state that they have no objections to the application.

In conclusion, the proposals are acceptable in terms of their design, they would not prejudice residential amenity, and would not be detrimental to highway safety.

It is recommended that Committee approves this application subject to a condition relating to deletion of the west facing rooflight window.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson on 0131 529 3990 (FAX 529 3716)
<b>Ward affected</b>	52 - Fairmilehead
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	4 May 2005
<b>Drawing numbers/ Scheme</b>	1-3 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](http://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](mailto: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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01313/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Scottish Water**

*I refer to the above planning application and would comments as follows:*

*a) It is the responsibility of the applicant to check Scottish Water's record plans regarding the position of its water and/or waste water assets prior to any work commencing on site.*

*b) If a water main or sewer is affected, then no building shall be erected over or in such a way as to interfere with Scottish Water's right of access. The applicant must contact Scottish Water Operations, Technical Support team to ascertain what measures should be taken to safeguard this apparatus.*

*c) Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require to have private pumping arrangements installed subject to compliance with the current water bylaws.*

*d) The applicant must ensure that any new internal or external drain is connected to the correct drain or sewer.*

*e) The performance of Scottish Water's assets are not affected by this application at this time, however I do advise that a connection to Scottish Water's assets is dependant on the spare capacity at the time of application for a permit to connect.*

#### **Transport**

*The boundary wall has been identified as a structural retaining wall therefore the 1.05 metre maximum height may be extended slightly due to the retaining nature.*

*The driveway is at a higher level therefore this wall, which has already been constructed, does not impede the drivers view.*

#### **Representations**

Letters have been received from 2 neighbours. Points raised are as follows:

1. Wall to front of house has not been built in keeping with other house frontages.
2. House not built in accordance with approved drawings. Other works have taken place.
3. Roof excessive
4. Access too narrow for vehicles at site
5. More windows likely to appear
6. Advertised without planning permission

***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**

South West Edinburgh Local Plan

Mainly residential

Draft West Edinburgh Local Plan

Urban area

### 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.

#### **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 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:** 05/01313/FUL

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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.
2. The rooflight window serving the bedroom in the west facing elevation as shown on drawings 2 and 3 shall be deleted from the proposals and is hereby not approved.

### **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.

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**End**





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# **PLANNING APPLICATION**

<b>Address</b>	<b>8 Braid Hills Approach, Edinburgh, EH10 6JY</b>		
<b>Proposal</b>	<b>Erect conservatory + deviations to original planning permission, ref no 02/02041, Erect boundary wall</b>		
<b>Application number:</b>	<b>05/01313/FUL</b>	<b>WARD</b>	<b>52- Fairmilehead</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			