

**Full Planning Application 05/00605/FUL  
at  
4 Glebe Gardens  
Edinburgh  
EH12 7SG**

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

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**1 Purpose of report**

To consider application 05/00605/FUL, submitted by Mr Bell. The application is for: **Extend dwelling house**

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

**2 The Site and the Proposal**

**Site description**

The application site lies on the east side of Glebe Gardens adjacent to a turning head serving the street and relates to a two storey semi-detached property.

The site lies within the Corstorphine Conservation area.

**Site history**

There is no history of planning applications for this site.

**Description of the Proposal**

The application proposes the removal of an existing store to the side of the property and replace it with a single storey side extension to form a kitchen

and breakfast area measuring 2.7 metres wide, 5.5 metres deep and 4.8 metres high.

The proposed materials are render to match existing and slate the same colour and size as existing on a 35 degree pitch. The proposed windows are white UPVC.

### **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 need to consider whether

a) The scale and design are satisfactory and would not adversely affect the character and appearance of the conservation area

b) The amenity of the nearby residents will be adversely affected by the proposed development

a) The proposal is subservient to and relates to the original building in its scale and design. It is set back from the front wall of the house and the proposed roof is lower than the original roof. There is clear definition between the new design and the existing. The Corstorphine Conservation Area Character appraisal encourages the use of traditional materials in new developments; however the original building has timber sash windows and this extension would have upvc windows. It should be noted that there is a mix of timber and upvc windows in this street and recently approved developments in the street have UPVC windows. These is a conservatory at No.3 Glebe Gardens Ref.04/03731/FUL. The justification for allowing a UPVC framed conservatory was that the conservatory is positioned to the rear of the property and would not be visible from a public elevation. No.7 Glebe Gardens 02/01808/FUL, 11 and 12 Glebe gardens also have UPVC windows. In the case of this proposal one window would be visible from Glebe Gardens while the other windows would face into the applicant's garden ground and would not be seen from public view. The size and shape of the window would match the existing windows and on balance the proposal would not

significantly change the character of the immediate area. The character and appearance of the conservation area would not be adversely affected.

b) In terms of the non-statutory guidelines on Daylighting, Sunlight and Privacy, the new windows lie 6 metres to the rear boundary where there is a low stone boundary wall and beyond a blank brick gable belonging to a shop located on St John's Road. The new side windows lie 5 metres from the northern boundary where there is a garden wall belonging to the applicant and beyond a blank wall belonging to the retail premises on St John's Road. There is no loss of privacy or overshadowing from the proposal.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jennifer Zochowska - Monday To Wednesday Only on 0131 529 3793 (FAX 529 3716)
<b>Ward affected</b>	24 - South East Corstorphine
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	24 February 2005
<b>Drawing numbers/ Scheme</b>	1-5

**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:** 05/00605/FUL

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

### **Consultations**

### **Representations**

The application was advertised on the 11th March 2005 and no letters of representation were received.

***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 lies within the Corstorphine Conservation Area as defined in the North West Edinburgh Local Plan and the Draft West Edinburgh Local Plan where the existing architectural, historic and landscape character are to be maintained.

#### Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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.

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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.

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**End**

# PLANNING APPLICATION

Address  
4 Glebe Gardens, Edinburgh, EH12 7SG

Proposal  
Extend dwelling house

Application number: 05/00605/FUL WARD 24 - South East Corstorphine

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THE CITY DEVELOPMENT - PLANNING & STRATEGY

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