

Full Planning Application 04/04179/FUL
at
8 Hillhouse Road
Edinburgh
EH4 2AG

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04179/FUL, submitted by Mr Morrow. The application is for: **Proposed conservatory extension to front of house (as amended)**

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

2 The Site and the Proposal

Site description

The application site is a detached single-storey dwelling with white painted roughcast walls under a hipped roof of small, red clay tiles. The garden area, to the front of the property, is laid out to lawn with mature conifer border planting. It is 11 metres in depth, set behind a stone retaining wall and the site level is set 2.0 metres above the adjacent level of Hillhouse Road (A90). There is a brick built boundary wall of 1.5 metres in height along the common boundary with No 6 Hillhouse Road.

The property is one of five individually designed dwellings of similar materials and proportions on this side of Hillhouse Road.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the erection of a conservatory extension on the front elevation of 5.0 metres by 4.9 metres to a ridge height of 4.7 metres. Materials are a painted, roughcast render plinth with glazing upvc frames and polycarbonate roof.

Previous Schemes

Scheme 1

Included a single-storey extension to the side elevation which has been deleted at the applicants' request.

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 these determining issues, the following needs to be considered whether;

- a) The proposal will adversely affect the character of the existing building or the surrounding area; and
- b) There will be any loss of residential amenity as a result of the proposals.

a) The front elevation of the property is set above and back from the road boundary. There is adequate space for the erection of the conservatory and the retention of adequate separation distance to the front boundary of the site. The group of houses on this side of Hillhouse Road do not share a common building line. The building line of two-storey terraced properties to the south east is forward of the front elevation of the proposed conservatory, as is the

building line to the terrace of commercial premises that stand to the north west of these properties.

The design of the proposal is a bell ended, pitched roofed conservatory. It provides a degree of vertical emphasis to match that of the dwelling, which is dominated by the 43 degree hipped pitched roof. It will, to a degree, provide a balance to the existing two-storey projecting element on the opposite side of the front elevation. The windows to the conservatory replicate those of the front elevation of the existing house with a six-light upper case over a larger single light lower case.

There are other front projections to the neighbouring properties, including a conservatory extension on the front elevation of the property at No 4. The Council's Non-Statutory guidance notes seek to resist front extension in all circumstances except for 'modest porches'. However, for the above reasons the proposed conservatory is acceptable and can be satisfactorily contained, given the mature planting within the front garden, without being unduly visible from the public road or being detrimental to either the character of the property or that of the surrounding area.

b) The front elevation of the property is set above and back from the road boundary. There remains adequate garden area in order to maintain appropriate levels of residential amenity to the property.

Existing mature boundary planting above a 1.0 metre stone wall will reduce any mutual overlooking between the proposal and the neighbouring front garden area. However this should be bolstered by a 1.8 metre high, close boarded, vertical fence to ensure that the existing privacy levels are maintained.

The proposals represent a minor acceptable breach of the Non-statutory guidelines and comply with the relevant Local Plan Policies. There are no material considerations which outweigh this conclusion.

Approval is recommended, subject to a condition requiring suitable screen fencing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	08 - Craigleith
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	9 December 2004
Drawing numbers/ Scheme	01 & 04 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: 04/04179/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ11 - seeks to ensure that alterations and extensions relate to the existing building

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

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.

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.

Application Type

Application Address:

Proposal:

Reference No: 04/04179/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. A 1.8 metre high screen fence shall be erected on the eastern boundary of the site, prior to the first occupation of the extension hereby approved and for a distance of 5.0 metres parallel with the proposed conservatory.

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.

End



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PLANNING APPLICATION

Address	8 Hillhouse Road, Edinburgh, EH4 2AG		
Proposal	Proposed conservatory extension to front of house (as amended)		
Application number:	04/04179/FUL	WARD	08- Craigleith
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			