

**Full Planning Application 05/02040/FUL**  
**at**  
**43 Hillpark Avenue**  
**Edinburgh**  
**EH4 7AH**

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

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**1 Purpose of report**

To consider application 05/02040/FUL, submitted by Mr Dyer. The application is for: **Alter and extend dwelling house. Alter front dormer, add rear dormer, add roof lights, change roof covering, front boundary wall and access.**

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

**2 The Site and the Proposal**

**Site description**

The property is a detached bungalow with attic accommodation located on the east side of Hillpark Avenue. The surrounding area is characterised by similar properties.

It does not lie within a conservation area and it is not listed.

**Site history**

There is no relevant planning history for this property.

## **Description of the Proposal**

The proposal is for an extension to the roof of the house. The roof is to be extended over the garage and is to be finished in natural slate. The existing dormer on the front elevation is to be extended, the new dormer measures 4.5 metres in width. To the rear of the property a new dormer is proposed. This will measure 4.5 metres in length and will have a recessed glass steel/balustrade. The applicant had previously submitted a balcony at first floor level but this has now been removed from the application. Four velux windows are also proposed. At the ground floor level, to the rear of the property, an extension is proposed. This will measure 10.2 metres by 4.5 metres and 4 metres in height with a flat roof. The north and south elevations will be a solid wall finished in a smooth render. The east elevation will be all glazing.

A new 1.4 metre high boundary wall finished in brick/render and entrance gates are proposed to the front of the property. A new access is also proposed in addition to the existing one.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 the scale and design of the proposal is acceptable, whether there will be an adverse impact on the neighbouring residential amenity and whether there will be any road safety implications.

The alterations to the roof are considered to be in keeping with the style of the original property. The extension to the dormer on the front elevation does not comply with the one third set out in the Council's non statutory guidelines. However the dormer remains in proportion to the roof and does not dominate it; therefore a relaxation is considered appropriate in this instance. The extension is of a modern design and does not detract from the character and appearance of the property. There is ample garden ground retained in the applicants' ownership. The dormer to the rear is of an appropriate scale and

size for the roof form and complies with the Council's guidelines on house extensions.

No privacy implications arise from the two dormers. The garden is enclosed partly by a wall and hedging and provides adequate screening to the neighbouring properties. The extension will not cause overshadowing or loss of daylighting to the neighbouring properties at number 41 and 45.

The alterations to the frontage are in keeping with the character of the area and the additional access will not create any road safety implications. The formation of this new access is permitted development under the terms of the Town and Country Planning General Permitted Development (Scotland) Order 1997. A condition has been added regarding details of the gates to be submitted to the Department.

The four velux windows proposed are permitted development under the terms of the Town and Country Planning General Permitted Development (Scotland) Order 1997.

Approval is recommended.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
<b>Ward affected</b>	06 - Davidsons Mains
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	21 June 2005
<b>Drawing numbers/ Scheme</b>	01,03,04

### **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: 05/02040/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No Consultations received.

### Representations

Neighbour Notification was carried out on 13 June 2005. One letter of objection has been received. The main grounds of objections are as follows:-

1. Proposed development is excessive
2. The balcony will affect privacy.

***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 identified in this application is identified in the NWELP as being within a mainly residential area where existing character and amenity are to be safeguarded.

The property is identified as being within the urban area in the Draft West Edinburgh Local Plan

#### Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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

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.

Policy T1 Impact of new development, expects that new development with the potential to generate a significant amount of personal travel should be in locations accessible by a range of modes of transport.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

**Application Type**

**Application Address:**

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

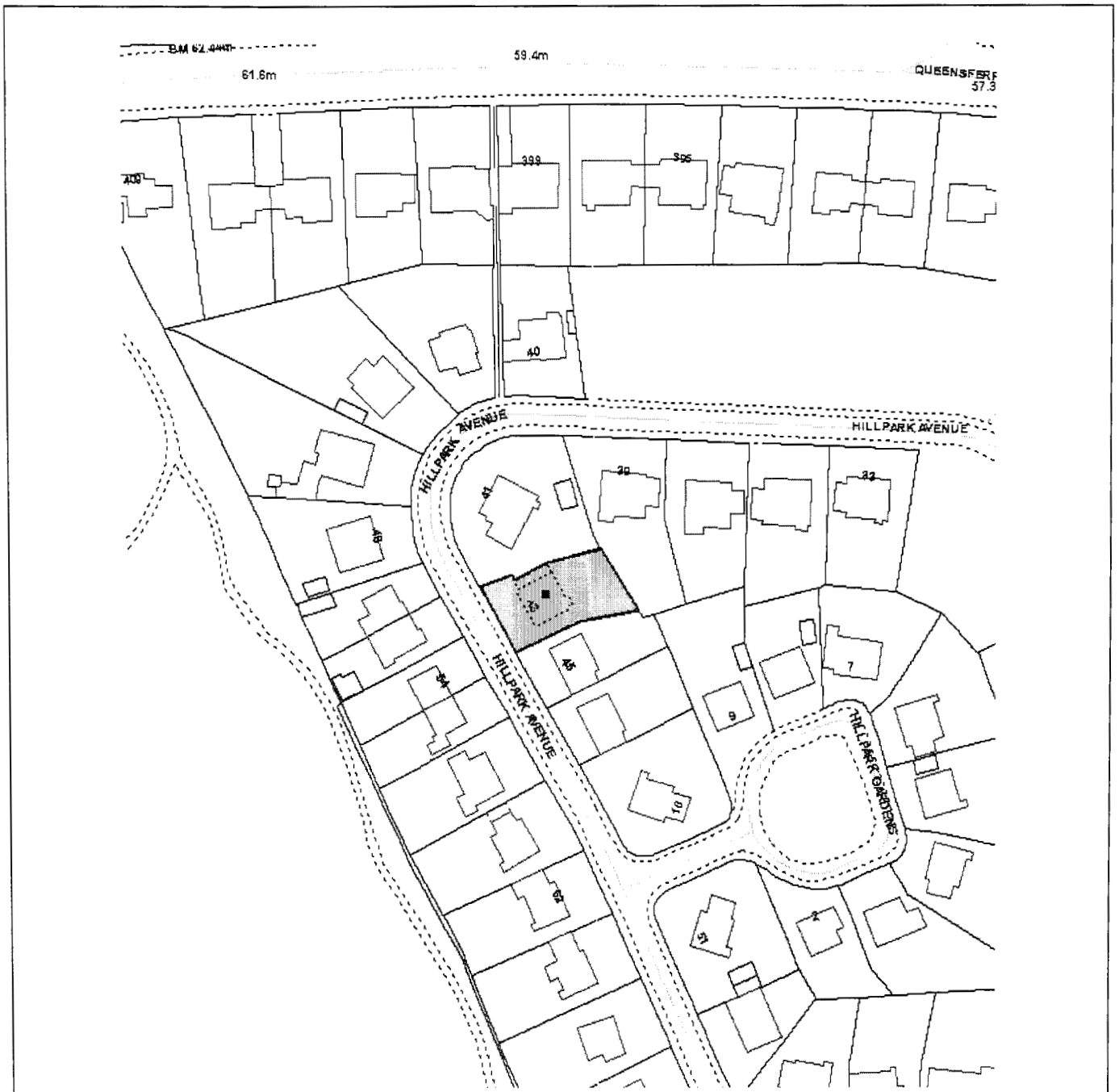
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of the proposed gates and wall on the front elevation shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>43 Hillpark Avenue, Edinburgh, EH4 7AH</b>		
<b>Proposal</b>	<b>Alter and extend dwelling house. Alter front dormer, add rear dormer, add roof lights, change roof covering, front</b>		
<b>Application number:</b>	<b>05/02040/FUL</b>	<b>WARD</b>	<b>06- Davidsons Mains</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			