

Variation of Consent 03/04512/VARY
at
37 Liberton Drive
Edinburgh
EH16 6NL

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 03/04512/VARY, submitted by Mr + Mrs MacIntosh. The application is for: **Non material variation to previous application (Propose single storey extension to rear of property) - to include velux roof lights.**

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

2 The Site and the Proposal

Site description

The property is a two-storey, semi-detached dwelling house on the south side of Liberton Drive. There is an offshoot to the rear of the property which is part of the original dwelling house, as identified in the pattern of houses in the street.

Site history

12 February 2004 - Planning permission was granted for a proposed single-storey extension to the rear of the dwelling house (Ref 03/04512/FUL).

Description of the Proposal

The application is made, in retrospect, for the insertion of four, roof-light windows within the roof slope of a single-storey rear extension to the property. These are located one on the rear elevation and three, regularly spaced, along the eastern side elevation.

The insertion of these roof-lights, once the extension was completed and capable of occupation, would constitute 'permitted development' under the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. However, at this stage of the development their insertion constitutes a variation to the approved scheme.

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 Committee needs to consider 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 proposal.
- a) The insertion of the roof-light windows will not have a detrimental impact either upon the property or the surrounding properties.
 - b) There are no issues of privacy between the two properties given the angle of the roof to the extension and the angle between the neighbouring first-floor windows and the development.

The matters of access both during construction and for subsequent maintenance are private legal issues between the two parties.

Any concern of noise nuisance to the occupants of the neighbouring property from any activities on the application site would be a matter for Environmental

and Consumer Services to consider on a case-by-case basis under the terms of the relevant legislation. The residential use is acceptable in planning terms.

Given the size and location of the roof-lights within the development they do not represent a material alteration to the proposal as granted.

It is recommended that Committee approves this application and that the original consent be varied accordingly.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	00 - No Ward Number
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	12 July 2005
Drawing numbers/ Scheme	01 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.

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: 03/04512/VARY

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection was received prior to the submission of this application for variation. Those concerns raised are summarised as follows:

- overlooking and loss of privacy;
- rights of access for cleaning and servicing; and
- potential noise nuisance.

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

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Application Type

Application Address:

Proposal:

Reference No: 03/04512/VARY

Conditions/Reasons associated with the Recommendation

Recommendation

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

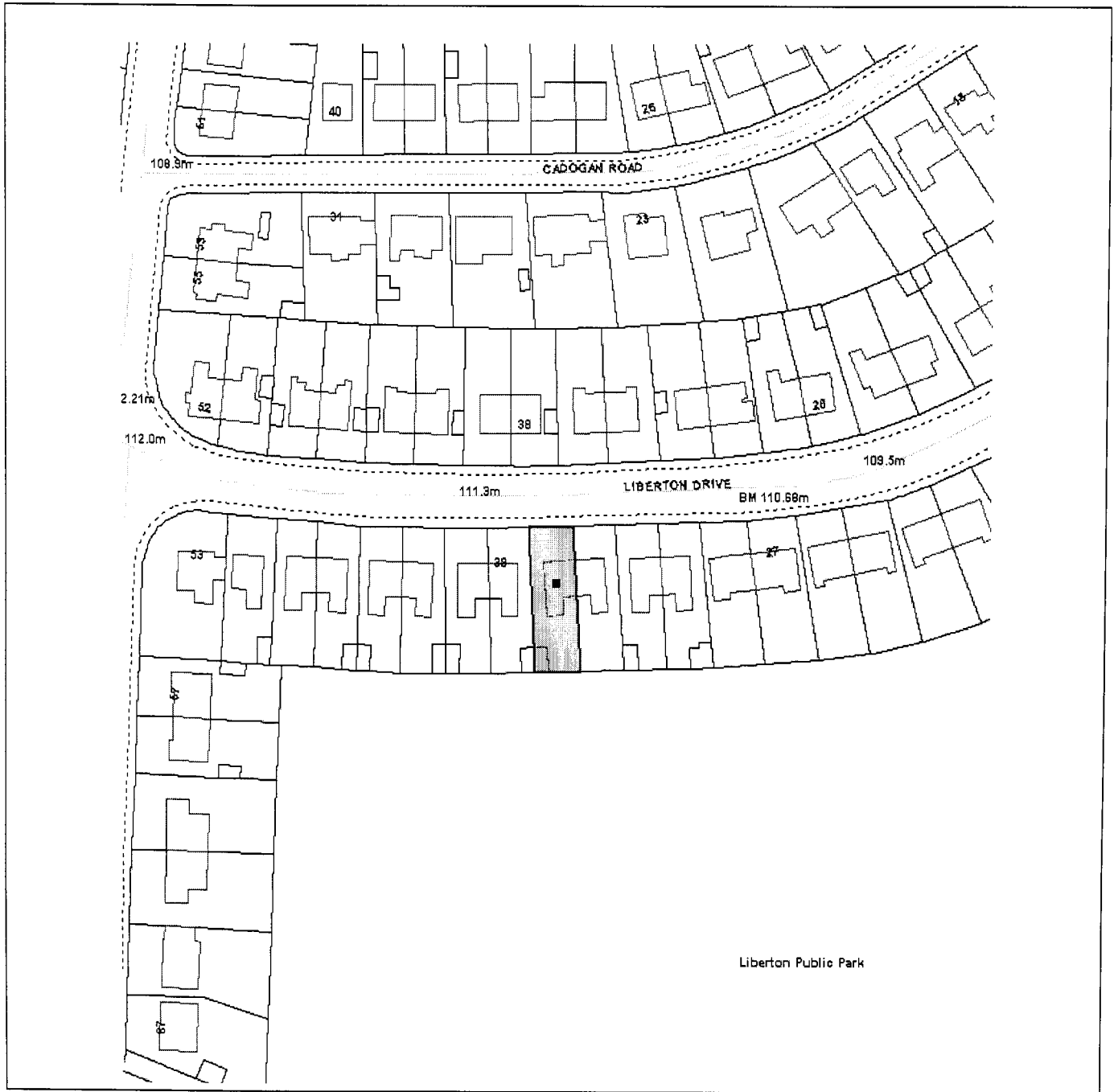
Conditions

1. The planning permission hereby approved shall be commenced no later than five years from the date of the original planning permission reference 03/04512/FUL dated 12 February 2004.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	37 Liberton Drive, Edinburgh, EH16 6NL,		
Proposal	Non material variation to previous application (Propose single storey extension to rear of property) - to include velux		
Application number:	03/04512/VARY	WARD	00- No Ward Number
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			