

**Full Planning Application
at
25 Barnton Park Avenue
Edinburgh
EH4 6ES**

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

Proposal: New bedrooms (2) over exist garage extension of kitchen and new conservatory (as amended to reduce length of conservatory)
Applicant: Miss A Ahmed
Reference No: 03/03816/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning & Strategy.

Reasons

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

2 Main report

Site description

The application site comprises a two storey house in a residential area. The rear garden is 30 metres in length. The site is covered by a Tree Preservation Order, but there are no trees affected by the development proposed.

The adjacent property to the east has a side dormer conversion facing the application site. The rear garden is bounded by a 1.75 metre high wooden fence.

Site history

There is no relevant planning history for this site.

Development

The application is for a two storey pitched roof gable extension which includes the existing garage, and rear conservatory.

Amendment: The conservatory has been reduced in overall length from 4.798 metres to 4.113 metres, and to 3.2 metres along the mutual boundary, due to the shape of the structure. The height along the boundary is 2.7 metres.

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

Two letters have been received from neighbouring occupiers, objecting on grounds of loss of light.

Scheme 2

The objectors were notified of the amended plans on 6 February 2004.

One objection has been reiterated on grounds of loss of light.

Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ7 - seeks to provide appropriate landscaping, and to control development affecting protected trees

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.

The site is covered by a Tree Preservation Order.

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 on 'HOUSE EXTENSIONS' 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.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

3 Conclusions 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 proposed extension and conservatory (as amended) will have an adverse impact on the character of the existing house or the surrounding area, including the statutorily protected trees

(b) there is any adverse impact upon neighbouring amenity.

(a) Although it is not subservient to the existing house, the proposed extension and conservatory (as amended) are sympathetic to the existing house in terms of design, and will not result in any adverse impact upon character or visual amenity. There is no impact upon the statutorily protected trees.

(b) Daylight loss caused by the side extension is to the gable of the adjacent property, and is therefore compliant with the relevant Guidelines. Daylight loss caused by the conservatory is 2.3 square metres, and is within acceptable limits as laid down by the relevant Guidelines. The conservatory would in its own right constitute permitted development in any case. There are no privacy issues. The garden is screened by a 1.75 metre high wooden fence.

There is no significant impact upon neighbouring residential amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 06 -Davidsons Mains

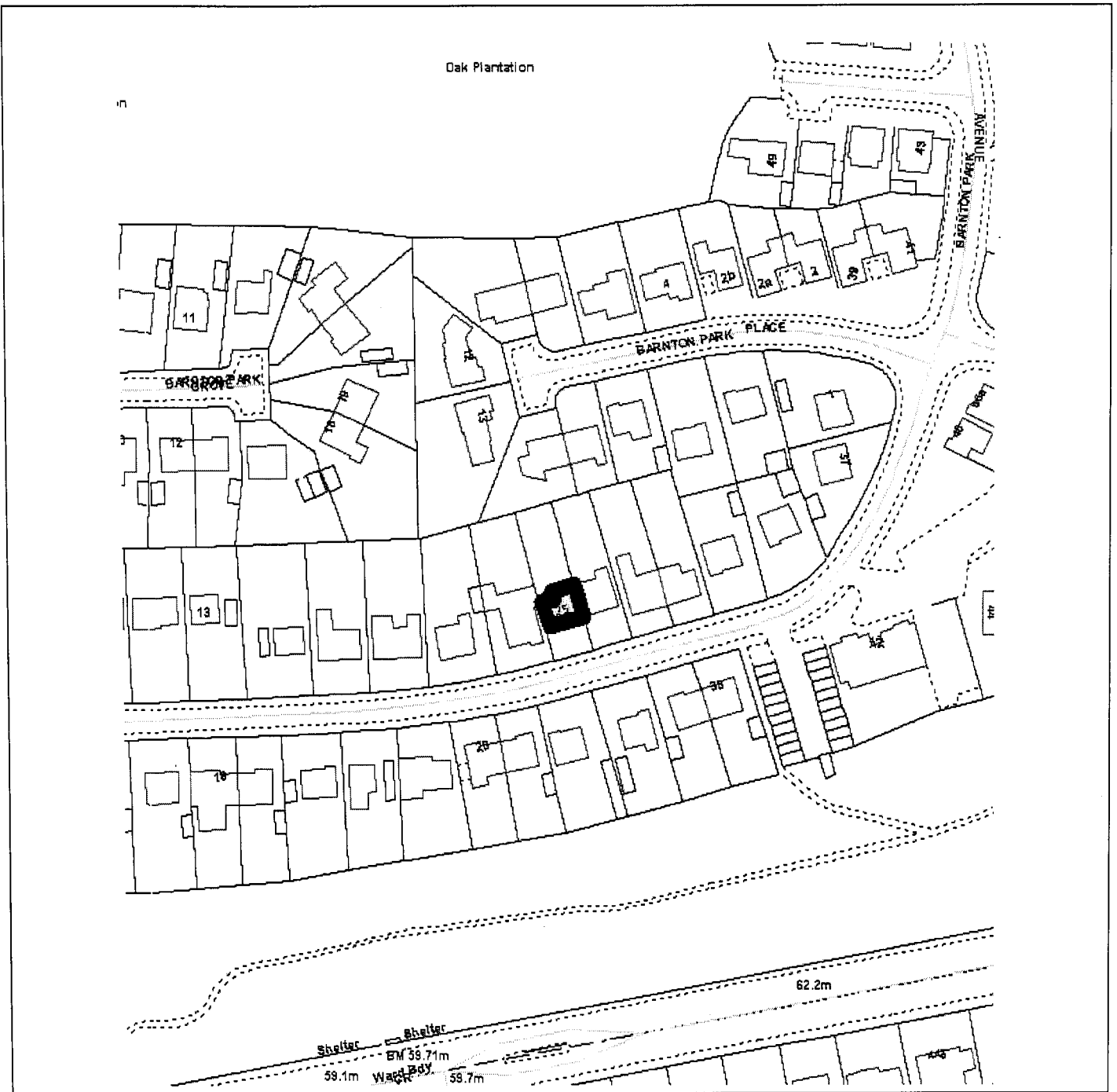
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 17 October 2003

**Drawing numbers/
Scheme** 01-05; 07-08; 10; 12-13
Scheme 2



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PLANNING APPLICATION

Address	25 Barnton Park Avenue, Edinburgh, EH4 6ES		
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Application number:	03/03816/FUL	WARD	06- Davidsons Mains
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			