

Full Planning Application
at
26 Corstorphine Bank Terrace
Edinburgh
EH12 8RX

Development Quality Sub-Committee
of the Planning Committee

Proposal: **Extend dwelling house to side and rear (2 storey)**
Applicant: Mr + Mrs Gordon.
Reference No: 04/00128/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.

Reasons

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

2 Main report

Site description

The property is a two-storey end terrace dwelling on the north side of Corstorphine Bank Terrace. There is a single storey garage to the side. The terrace is formed from four dwellings and there is a similar terrace block adjacent to the east which is joined by the single storey garages at the terrace ends.

There is a small front garden and a substantial rear garden.

Site history

There is an existing single storey extension to the rear of the property, however there is no history of planning applications. Given its size and location, it is likely to have been built under permitted development rights.

Development

Scheme 1:

The proposal is for a two-storey extension to the side and rear of the end terrace dwelling, and a single storey rear conservatory. There is an existing side garage and single storey rear extension. The extension will be built on top of the garage and rear extension. The single storey conservatory is the same depth from the rear building line and fits into the gap between the extension and the west boundary wall.

The extension is set down 30cm below the existing roofline and 1 metre back, in order that it remains subservient to the main house. The two-storey extension extends 2.9 metres beyond the rear building line and wraps around half of the rear width. The new build will be built up to the western boundary and be 1-1.3 metres from the eastern boundary.

Scheme 2:

The roof of the two storey extension has been pulled down a further 30cm to 60 cm below the existing roof line, to be as low as possible and still allow the internal space to meet height requirements.

Consultations

No consultations undertaken.

Representations

There was one letter of objection from the property next door on the following grounds:

1. The block plan incorrectly depicts the outline of the building;
2. the proposal could potentially result in joining the two terraces together if the neighbour carried out the same extension and this would negatively impact on the street;
3. impact on sunlight/daylight;

Other points in the objection letter are not considered material to this application.

Policy

Adopted North West Local Plan:

The property is located within a Mainly Residential Area where existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan:

The property is located within the Urban Area and covered by policies DQ6 (Design of new development) and DQ11 (Alterations and Extensions).

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.

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 addressing these determining issues, the following needs to be considered:

- a) whether the proposal is in keeping with the character and appearance of the property and the wider area; and
- b) whether the proposal will have a detrimental impact on neighbouring residential amenity in respect of daylight, sunlight and privacy.

a) The proposal is contrary to the council's non-statutory guidelines on House Extensions in that the extension is not set down 1 metre down from the main roof ridge. Scheme 2 will bring it down to 60cm's below and this considered acceptable, as it will remain subservient to the main dwelling and fits in well in design and form.

There has been an objection from a neighbour in the terrace block to the east which is joined by the existing garages. They are concerned that if they carried out a similar extension, there would be a detrimental impact on the appearance of the existing terrace blocks. The extension has been set down and back from the main dwelling in order to maintain the character and appearance of the terrace blocks, so that if a similar extension were built, it would link the two blocks, but maintain the visual appearance of two distinct terraces.

The extension does not extend more than a third into the rear garden and is considered in keeping with the character and appearance of the property without detracting from the terrace affect of the main dwelling. The conservatory is considered to fit in with well with the extension form.

The extension and conservatory are proposed in materials and of a design and form to match the existing building.

b) The proposed extension and conservatory complies with the council's non statutory guidance on Daylighting, Sunlight and Privacy as it meets the 45 degree rule in respect of impact on daylight and sunlight to neighbouring properties. In addition, there are no side windows overlooking the neighbouring gardens and the rear garden is 12 metres long and is well screened by 1.8 metre fencing on each side and a 2 metre hedge to the rear.

In conclusion, the proposal is considered in keeping with the character and appearance of the property and the wider area, and will not have a detrimental impact on neighbouring residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Gayle Adams on 0131 529 3918 (FAX 529 3706)

Ward affected 14 -North East Corstorphine

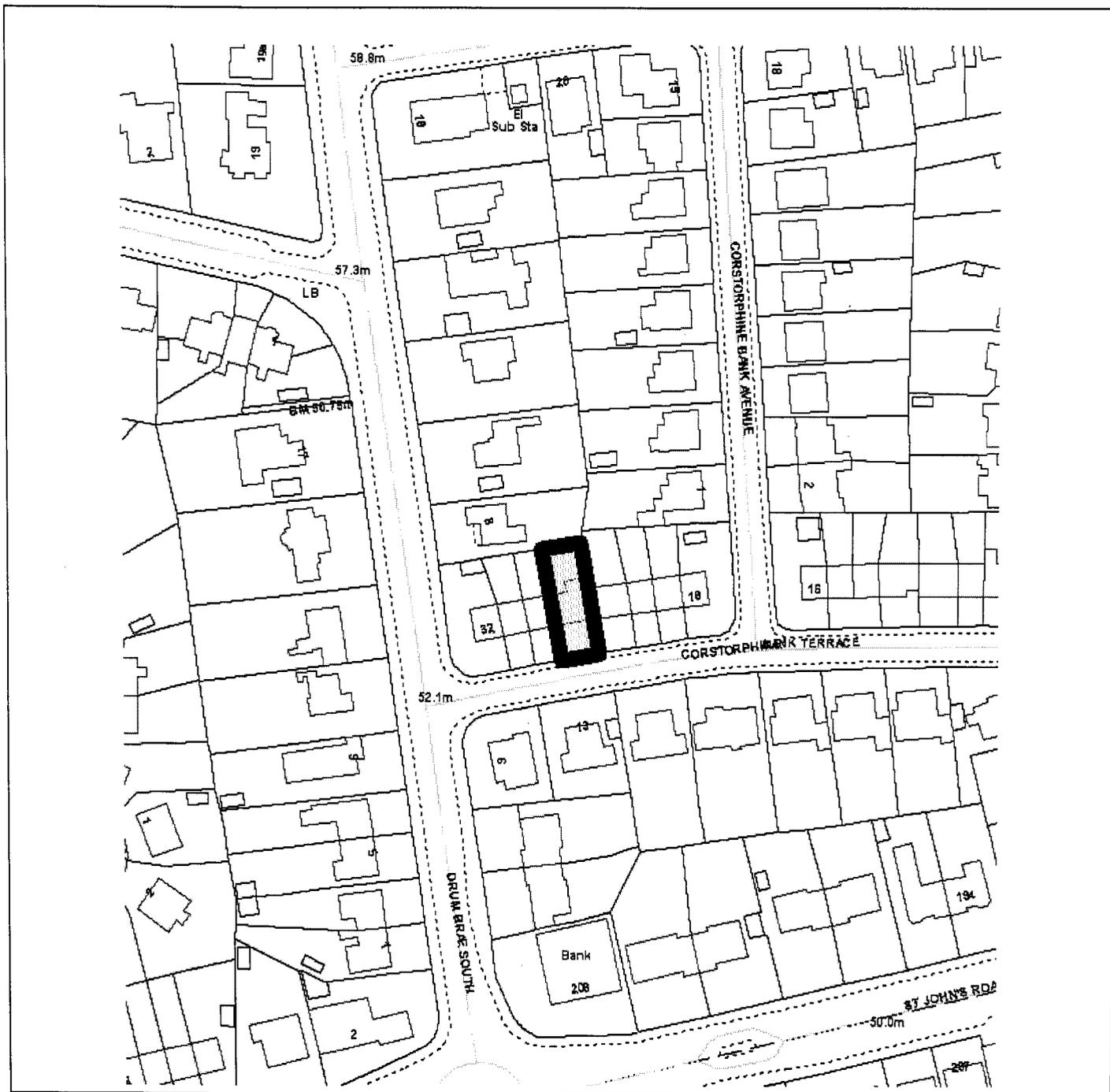
Local Plan North West Adopted Local Plan, Draft West Local Plan

**Statutory Development
Plan Provision** Mainly Residential, Urban Area

File

Date registered 29 January 2004

**Drawing numbers/
Scheme** 1-3
Scheme 2



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PLANNING APPLICATION

Address	26 Corstorphine Bank Terrace, Edinburgh, EH12 8RX		
Proposal	Extend dwelling house to side and rear (2 storey)		
Application number:	04/00128/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			