

Full Planning Application
at
12 Craigs Crescent
Edinburgh
EH12 8HT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Dormer extension (retrospective)
Applicant: Mr + Mrs Brown
Reference No: 04/00133/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. Notwithstanding the provisions of the General Permitted Development Order, the dwelling house shall not be altered externally or extended without the prior written approval of the planning authority.

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.

2 Main report

Site description

This is a detached bungalow on the east side of Craigs Crescent. The property has a slate, hipped roof and the walls are pebbledash finished with red brick quoin features. There is an existing garage built partly on the south boundary and set back from the rear building line of the house. The rear garden is well screened on all sides. The street is characterised by similar style bungalows, some of which are semi detached. There are a variety of dormers of differing styles and sizes in neighbouring properties.

Site history

19 January 2000 - application granted to alter and extend dwellinghouse. (99/02344/FUL)

7 March 2001 - application refused to alter and extend dwellinghouse. (00/03487/FUL)

9 January 2002 - application refused for rear extension and redevelopment of roof. (01/01639/FUL)

26 March 2002 - application abandoned to alter house. (02/00035/FUL)

18 June 2002 - application granted to alter house. (02/00784/FUL)

Development

Scheme 1

The proposal is a retrospective application for a front and rear dormer. Both dormers are 3 metres in length, on a roof plane of 7.5 metres in length. The dormer has a centrally pitched roof with the side ridges being 500mm from the main roof ridge and central ridge rising up to just below the main ridge.

The materials proposed are double glazed uPVC windows with a natural slate finish to walls and roof to match the existing roof.

Scheme 2

A corrected plan was submitted as the north west (side) elevation had previously shown the dormer coming straight out from the top of the roof ridge, when in fact it is slightly below. The other drawings have not been altered.

Consultations

No consultations undertaken.

Representations

Two letters of objection were received from neighbouring properties for the following reasons:

1. The proposed extension is almost complete
2. Concerns about a previous extension which has already been approved
3. The complete extension is not in keeping with the appearance of neighbouring buildings
4. Lack of screening in respect of side window
5. Problems with construction traffic and works (not material)

Construction traffic and associated problems are not planning matters and therefore not material considerations.

Policy

Adopted North West Edinburgh Local Plan

The property lies within the Mainly Residential Area where existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan

The property lies within the Urban area and is 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 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

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 has a detrimental impact on neighbouring properties in respect of overshadowing and overlooking.

a) The proposed dormers are contrary to the council's non-statutory guidance on House Extensions as they are both more than a third of the roof width (40% as opposed to 33%) and within 500mm of the ridge. This is considered a minor breach as the dormer sits well within the existing roof form and does not appear to overdominate. This is assisted by the materials of the dormer being slated sides, front and roof to blend in with the existing roof and in keeping with the character and appearance of the original dwellinghouse. There are examples of a variety of dormer sizes and styles within the area.

The approved scheme had pairs of single dormers to front and rear. While the scheme as being built reverts to single, wider dormers they are significantly less wide than those previously discouraged and about the same distance from the ridge as the approved ones.

b) The front dormer faces out onto the road, with no windows directly facing on the otherside. The rear dormer faces out onto the back garden which is 13 metres in length and well screened by high hedging on all sides. The dormers do not overlook or overshadow the neighbouring properties. The new side window in the existing dwellinghouse is permitted development and would not require planning permission.

In conclusion, the proposed dormers are contrary to policy in respect of their width, however this minor breach is considered acceptable as the dormer designs sits well in the roof form and is keeping with the character and appearance of the property and the wider area. There is no undue impact on neighbouring residential amenity.

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 Gayle Adams on 0131 529 3918 (FAX 529 3706)

Ward affected 14 -North East Corstorphine

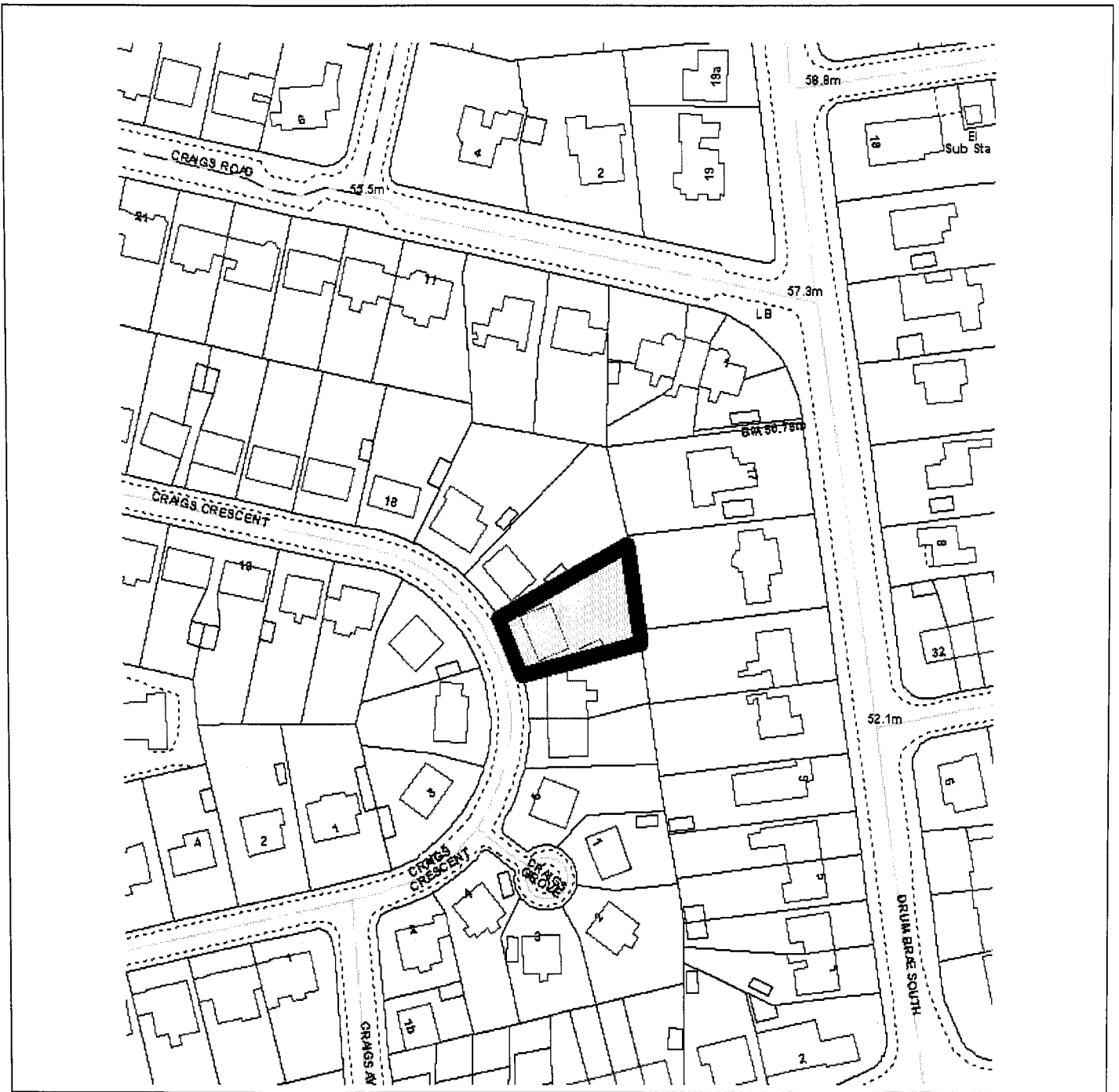
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 4 February 2004

**Drawing numbers/
Scheme** 1
Scheme 2



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PLANNING APPLICATION

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|-----------------------------------------------------------------|------------------------------------------------|-------------|------------------------------------|
| Address | 12 Craigs Crescent, Edinburgh, EH12 8HT | | |
| Proposal | Dormer extension (retrospective) | | |
| Application number: | 04/00133/FUL | WARD | 14- North East Corstorphine |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |