

Full Planning Application
at
30 West Pilton Drive
Edinburgh
EH4 4HS

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension and alterations to existing dwelling house
Applicant: Mr Smith
Reference No: 04/00141/FUL

1 Purpose of report

To recommend that the application be **REFUSED** for the following reasons;

Reasons

1. The proposal is contrary to North West Edinburgh Local Plan Policy H4, in respect of New Development, as the proposed extension is not sympathetic in terms of scale and character with its surroundings.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension detracts from the integrity of the original dwelling, and the character of the area.
3. The proposal is contrary to draft West Edinburgh Local Plan Policy DQ 11 (Alterations and Extensions), as the extension is not of a suitable scale in relation to the space around the existing building.

2 Main report

Site description

The application site comprises a modern semi detached two storey house, with a single storey wing to the east which accommodates a garage. There is a pedestrian path to the east, separating the site from the houses to the side.

Site history

There is no relevant planning history for this site.

Development

The application is for a single storey side extension with a double pitched roof, finished to match the existing house. The extension will house a garage and utility room; the existing garage is to be converted into living accommodation.

The proposed extension measures 3.4 metres by 6.8 metres, and is a maximum of 4.4 metres in height.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

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.

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 address these determining issues, the Committee needs to consider whether:

(a) the proposed extension will adversely affect the character of the existing house or the visual amenity of the surrounding area

(b) neighbouring amenity will be adversely affected

(a) The proposed extension will greatly reduce the amount of usable garden space around the house. The resulting building would occupy approximately 39% of the area of the curtilage; at present the ground coverage is approximately 28%.

The proposed extension will reduce the space between the house and the neighbouring properties to the east, resulting in a cramped urban form. There are no apparent examples of similar extensions within visual range of the application site.

The proposal will adversely affect the character of the existing house and the visual amenity of the surrounding area

(b) There are no significant issues relating to daylight or privacy.

The proposals do not comply with the relevant Local Plan Policies or Non-statutory guidelines on House Extensions.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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

Ward affected 09 -Pilton

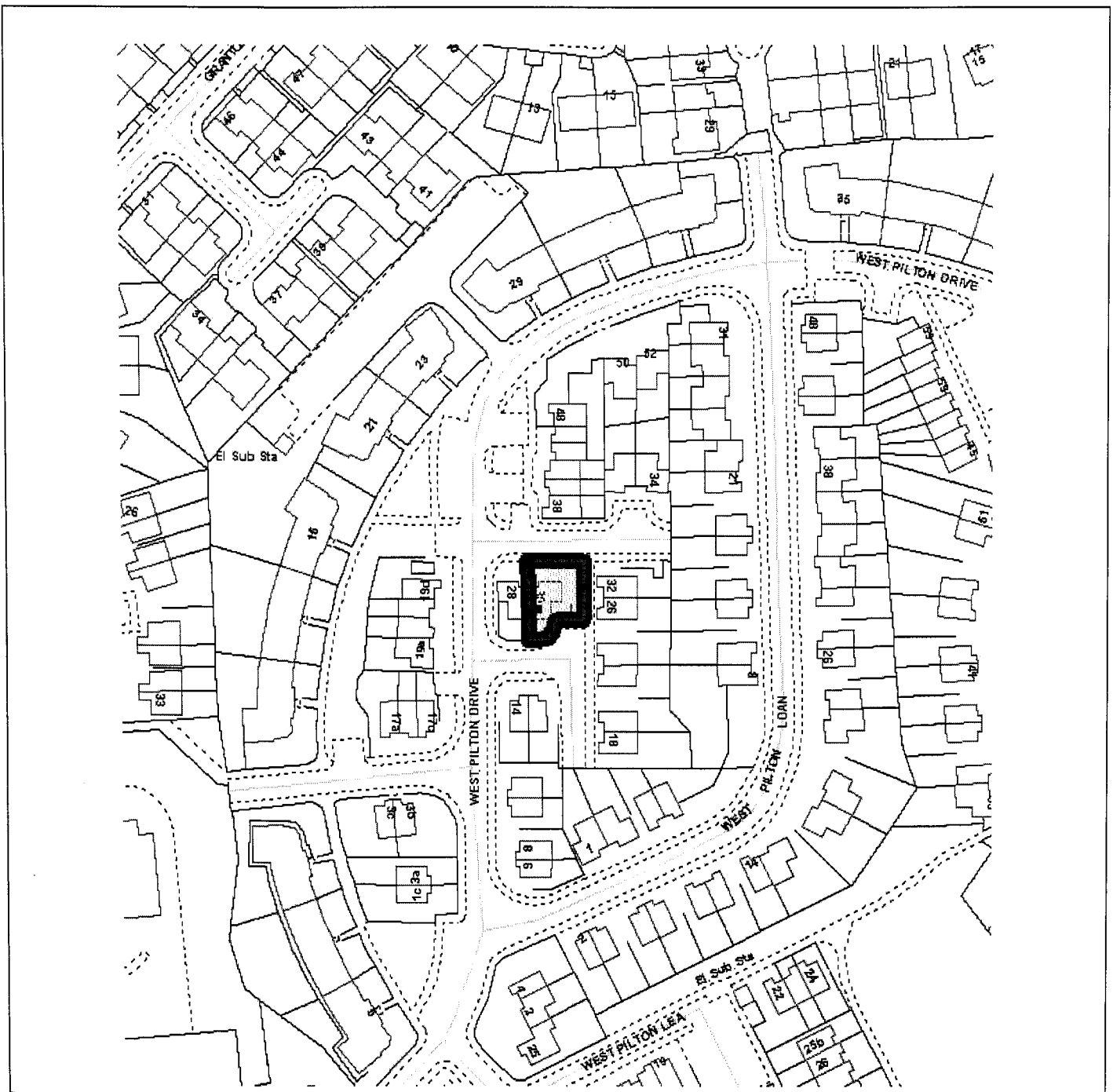
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 19 January 2004

**Drawing numbers/
Scheme** 01-04
Scheme 1



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	30 West Pilton Drive, Edinburgh, EH4 4HS		
Proposal	Extension and alterations to existing dwelling house		
Application number:	04/00141/FUL	WARD	09- Pilton

**THE CITY OF EDINBURGH COUNCIL
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**