

Full Planning Application
at
7 Lumsden Court
Midlothian
Ratho
EH28 8RQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to dwelling house
Applicant: Mr + Mrs Cowan
Reference No: 04/02195/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 application site is the end property of a terrace of two storey terraced houses, finished in harling, red rosemary tiles and located within an area of similarly designed houses. The terrace of houses is staggered and angled to the road at the front. The houses are 2.5 metres from the heel of the footpath at the closest point. The road swings round a corner and the application site follows this curve. There is an area of communal garden space to the rear of the site, an electricity sub station to the south and a service courtyard further to the east. The site has a 2 metre high fence set back from the heel of the footway on the south west side and the south side. The boundary with the footway is a 1-metre high wire fence. There is a 1.8 metre high fence to the east which separates the applicant's garden from the communal area of land.

Site history

18.02.04 - Planning permission was refused for the construction of a new dwellinghouse (03/01458/FUL).

Development

Scheme 2

The proposal is to build an extension onto the rear elevation of the house. The extension would be single storey and measure 5.1 metres in width, 4.8 metres in depth and 4.6 metres in height to the ridge. The finished floor level would be approximately 0.65 metres above ground level. Windows would face down the garden to the east and across the side garden to the south. There would also be an attic conversion which would involve the installation of a window in the gable. The line of a right of access leading from the road to the communal garden area to the rear (east) is shown. The proposal would be finished in materials to match the house.

Scheme 1

The initial proposal had a finished floor level at 1.1 metres above ground level, together with a larger set of double steps serving the entrance.

Consultations

No consultations undertaken.

Representations

Eight letters of objection have been received, the comments made are as follows: -

- loss of sunlight
- intrusion onto a communal right of access to the rear of the site

Policy

The proposal lies within an area mainly allocated for residential purposes on the Ratho, Newbridge and Kirkliston Local Plan area. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Ratho, Newbridge and Kirkliston Local Plan

Policy RN231 seeks to protect the residential character of the existing housing areas.

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

Finalised Rural West Edinburgh Local Plan

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Non-Statutory Guidelines

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

- 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 assess the determining issues, the Committee needs to consider:

- a) Whether the proposal is in keeping with the character of the area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of privacy or overshadowing

a) The proposed extension occupies a large portion of the rear garden area. However, there is an area of communal open space and this particular property has an extensive side garden. In these circumstances, the proposal is acceptable in spatial terms. The roof of the extension does not have the same pitch as the house but it is to the rear and is of an acceptable design. All other aspects of the design match the house. The architectural integrity of the house and the character of the area are not adversely affected.

b) While the proposal is single storey, it is more than 4 metres in length. However, the extension is set back from the mutual boundary to the north. No unacceptable overshadowing will occur when assessed against the Council's Non Statutory Guidelines on Daylighting, Privacy and Sunlight. The east facing windows are not 9 metres from the rear boundary of the site. However the land to the east of that boundary is an open area of communal garden associated with other houses in the terrace. The south facing windows overlook the applicant's garden and the street. No privacy issues are raised by the south facing windows.

The issues relating to rights of access across the applicant's land raised by objectors are of a land ownership nature and do not preclude the Planning Authority determining the proposal.

In conclusion, the proposal is of an acceptable scale and design and does not prejudice visual or residential amenity.

It is recommended that the Committee approves this application.



Alan Henderson
Head of Planning and Strategy

Contact/Tel David McFarlane on 0131 529 3512 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

Local Plan Ratho, Newbridge and Kirkliston Local Plan

**Statutory Development
Plan Provision** Residential

File

Date registered 30 June 2004

**Drawing numbers/
Scheme** 2,4,5
Scheme 2



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PLANNING APPLICATION

Address	7 Lumsden Court, Midlothian, Ratho, EH28 8RQ		
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Application number:	04/02195/FUL	WARD	03- Dalmeny/Kirkliston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			