

Full Planning Application
at
198 Upper Craigour
Edinburgh
EH17 7SH

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erection of single storey extension
Applicant: Mr + Mrs Miller
Reference No: 04/02777/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 comprises a two storey semi-detached house in a residential area. The rear garden is bounded by a 3 metre high wooden fence.

Site history

2 July 2004 - Planning permission refused for two storey side extension (Ref 04/01862/FUL), for the following reasons:

1. The proposal was contrary to South East Edinburgh Local Plan Policy H4, in respect of Quality Development, Especially Conservation Areas, as the proposed extension was not sympathetic in terms of scale and character with its surroundings.
2. The proposal was contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension detracted from the character of the original dwelling and the character of the area.
3. The proposal was contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as the proposed extension would overshadow adjacent properties to the east.

Development

The application is for a single storey side extension, with pitched roof, angled to line up with the front boundary. Materials are facing brick and tiles to match the existing house.

Consultations

No consultations undertaken.

Representations

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

Two letters have been received, objecting on grounds of ownership and daylight loss

Policy

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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 is sympathetic in terms of design and materials to the existing house. The extension projects 1.2 metres beyond the rear wall of the house, resulting in a garden depth of 6.68 metres to the rear boundary. This however relates to less than half of the width of the rear garden, and will not result in undue loss of garden amenity space.

There will be no adverse impact on character.

(b) The proposed extension complies with privacy and daylight criteria and will have no undue impact on neighbouring amenity.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to House Extensions is not sufficient to justify refusal.

The applicants have confirmed in writing that land to which the application relates is in their sole ownership.

There are no material considerations which outweigh this conclusion.

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

The applicant is related to an elected member of the Council. Referral to the Monitoring Officer is therefore required.



Monitoring Officer

08/09/04



Alan Henderson

Head of Planning and Strategy

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

Ward affected 55 -Moredun

Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 9 August 2004

**Drawing numbers/
Scheme** 01
Scheme 1



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PLANNING APPLICATION

Address	198 Upper Craigour, Edinburgh, EH17 7SH		
Proposal	Erection of single storey extension		
Application number:	04/02777/FUL	WARD	55- Moredun
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			