

Full Planning Application
at
44 Cleekim Drive
Edinburgh
EH15 3QP

Development Quality Sub-Committee
of the Planning Committee

Proposal: Proposed alterations to previous planning consent for extension to dwelling house currently under construction to change roof configuration at rear, form utility + wc within previously indicated external store

Applicant: Mr Coll

Reference No: 04/02912/FUL

1 Purpose of report

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

Reasons

1. The proposal is contrary to South East Edinburgh Local Plan Policy H4, in respect of Quality Development, Especially Conservation Areas, 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 design of the original dwelling and the character of the area.
3. The proposal is contrary to finalised South East Edinburgh Local Plan Policy DQ19 (Alterations and Extensions) as it does not have regard to the form, proportions or character of the existing building, and does not make a positive contribution to the appearance and character of the environment.

2 Main report

Site description

The application site comprises a semi detached two-storey house within a residential area. There is a large area of public open space to the east. The back garden is bounded by a 1.5 metre high brick wall and a 1.5 metre high wooden fence on top (3 metres in total) to the rear and a 1 metre high wooden fence to the west, to 42 Cleekiminfield.

Site history

1991 - Planning permission granted for single storey extension.

5 June 1996 - Planning permission granted for two-storey side extension. This consent was taken up, and construction work has begun.

Development

The application is for a further extension, involving the creation of an additional room at the rear on the upper level, and an increase in the height of the wall on the east elevation, which faces onto an area of public open space, and the introduction of a hipped roof section facing the rear.

Materials are to match the existing house.

Consultations

No consultations undertaken.

Representations

No representations have been received.

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 additional extension is in character with the existing house and the surrounding area

(b) There is any adverse impact on neighbouring amenity.

(a) The proposed extension is significantly larger than that already consented, resulting in a bulky and awkward design and appearance, and has an unacceptable additional impact in terms of its effect on the character of the house and the visual amenity of the surrounding area, particularly as viewed from the area of open space adjacent.

(b) There are no daylight or privacy issues connected with the proposal. There is no significant effect on the amenity of neighbours.

The proposals do not comply with the relevant Local Plan Policies, or Non-statutory guidelines in relation to 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

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Ward affected 58 -Duddingston

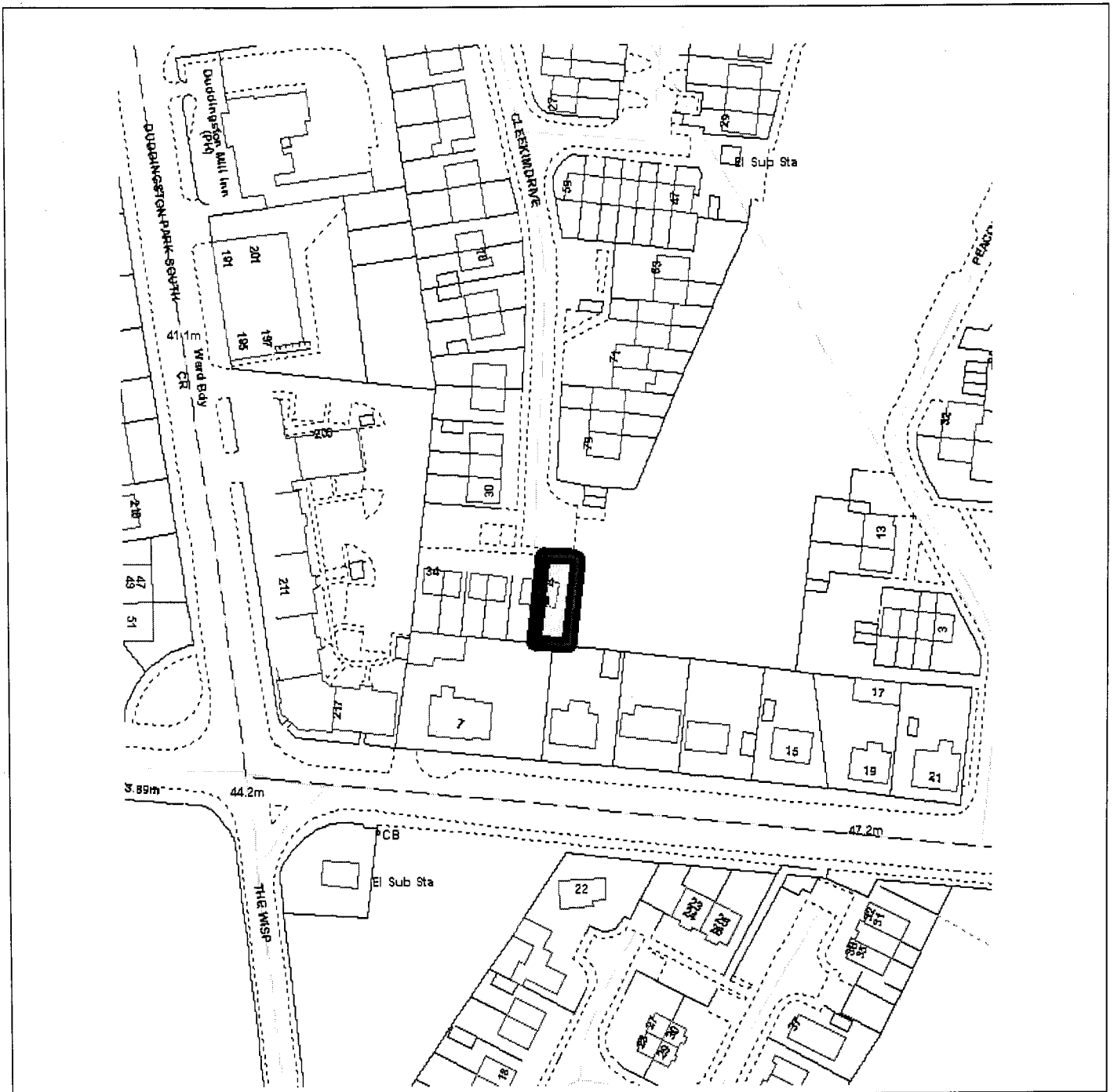
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 2 August 2004

**Drawing numbers/
Scheme** 01-05
Scheme 1



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PLANNING APPLICATION

Address	44 Cleekim Drive, Edinburgh, EH15 3QP		
Proposal	Proposed alterations to previous planning consent for extension to dwelling house currently under construction to		
Application number:	04/02912/FUL	WARD	58- Duddingston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			