

**Full Planning Application**  
**at**  
**100 Glasgow Road**  
**Edinburgh**  
**EH12 8LP**

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**Development Quality Sub-Committee**  
**of the Planning Committee**

**Proposal:** 2-room side extension and 3 room attic conversion  
extending over new side extension, as amended.  
**Applicant:** Ms Halstead  
**Reference No:** 04/01858/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 site is a single storey detached bungalow on the north side of Glasgow Road. The house is finished in pebble dash with brick detailing and a red rosemary tile roof. The house sits in a row of similarly designed houses.

The front garden has a low front wall, whilst the rear is long and well screened.

### **Site history**

21.11.02 - Planning permission granted for a house extension 02/01614/FUL. This consent has not been implemented.

15.06.04 - A license for a House in Multiple Occupation was applied for 04/04451/LHMO. The application is for the use of 4 bedrooms to accommodate 5 people.

### **Development**

#### Scheme 2

The proposal is to extend the bungalow via a side extension. A side garage on the western side of the house would be demolished. The side extension would be built between the end gable of the house and the mutual boundary. It would be 2.75 metres wide and about 10 metres deep. This side extension would be set back from the frontage but be flush with the rear wall of the house. It would have two velux roof lights one facing the front and two on the rear roof plane. The front roof pitch of the original house would have a small velux adjacent to the proposed dormer.

There would also be a dormer window on the front roof pitch of the existing house and one on the rear of the house. The one to the front would measure 1.8 metres in width, 2.5 metres in height. The dormer to the rear would measure 2.65 metres in width and 2.5 metres in height. Both dormers would have pitched roofs and be finished in materials to match the existing roof.

#### Scheme 1

The proposal had a wider dormer to the front and two velux windows on the western facing roof pitch the extension.

### **Consultations**

No consultations undertaken.

## **Representations**

One letter of objection has been received and the points raised are as follows: -

- loss of privacy
- overshadowing
- increase in noise
- the increase in accommodation is for business/letting purposes

## **Policy**

The proposal lies within an area mainly allocated for residential purposes on the North West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

### Relevant Policies:

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.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

## **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 assess the determining issues, consideration needs to be given to:

- 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 extension is set back from the frontage such that terracing is avoided and helps maintain the integrity of the original house. The side extension has been designed to be subservient to the original and house and this aspect of the proposal is acceptable.

The front dormer is one third of the average roof width and sits well on the roof plane. The rear dormer is wider but the roof width is also wider because of the side extension. The dormers are acceptable in terms of their design.

b) The garden is long and well screened such that no overlooking will occur from the rear facing windows. There are no side windows proposed. The proposed side extension sits on the boundary of the site but it is in a gable to gable situation where no unacceptable overshadowing will occur. The proposal complies with the relevant Council's Non Statutory Guidelines

With regard to the issues raised relating to the premises being used for letting purposes, a House in Multiple Occupation Licence for 5 people in 4 bedrooms has been applied for. Current planning guidance would allow this. The HMO Licence application is pending consideration. If this proposal is granted, the house will have 7 bedrooms and if it is proposed to use all those bedrooms for letting purposes, a separate planning application to change the use of the house to a house in multiple occupation would be required. This application is for an extension to the house and should be assessed accordingly.

In conclusion, the scale and design of the proposal is acceptable and there would be no adverse effect on visual or residential amenity.

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

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

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

**Ward affected** 23 -Gyle

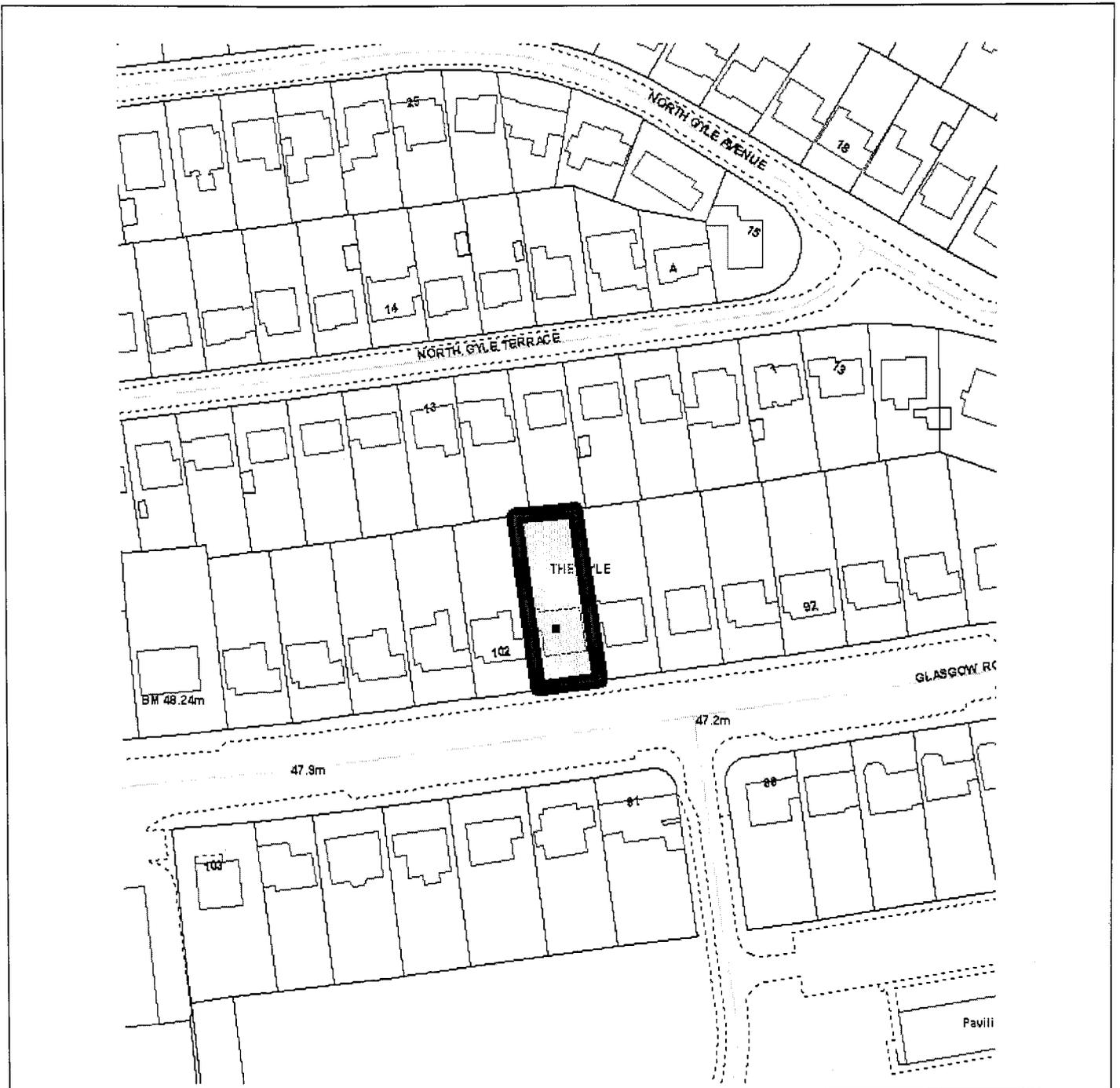
**Local Plan** North West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Residential

**File**

**Date registered** 20 May 2004

**Drawing numbers/  
Scheme** 1,2,7,8  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>100 Glasgow Road, Edinburgh, EH12 8LP</b>		
<b>Proposal</b>	<b>2 room side extension and 3 room attic conversion extending over new side extension, as amended.</b>		
<b>Application number:</b>	<b>04/01858/FUL</b>	<b>WARD</b>	<b>23- Gyle</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			