

**Full Planning Application 05/03561/FUL**  
**at**  
**1 Baberton Mains Gardens**  
**Edinburgh**  
**EH14 3BY**

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

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**1 Purpose of report**

To consider application 05/03561/FUL, submitted by Mr Centola. The application is for: **Alterations and extension to dwelling house to form two storey extension to side and single storey extension to rear.**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The site is a two storey, semi detached house located within an area of similarly designed houses. The house is linked to the neighbouring house with a flat roofed garage. The house sits on a curve in the street on a higher level than the house to the north. The external materials are render and facing brick with a concrete tiled roof. The rear garden boundaries are well screened by fences and landscaping. The house has a kitchen window on the gable, behind the garage, which faces directly into a similar window on the gable of the house to the north.

**Site history**

25.3.02 Planning permission was granted for a single storey rear extension. The consent has not been implemented. (02/00292/FUL)

## **Description of the Proposal**

### **Scheme 2**

The proposal is for a two storey gable extension which would incorporate the existing single garage. The extension would have a set back on the frontage of 520 millimetres at first floor level. The roof would the same pitch as the house but set back from the eaves by 300 millimetres and down from the ridge by 200 millimetres.

There is also a single storey rear extension proposed which would measure 3.8 metres deep, to be built on the southern boundary of the site. This rear extension would extend slightly over the full width of the rear wall of the original house and would be 3.9 metres in height. The rear extension would have a flat roof and a shallow pitched roof with 3 roof lights located within it. The windows of both parts of the extension face down the rear garden. There also front facing windows on the side extension.

The proposal would be finished in materials to match the house.

### **Scheme 1**

The proposal was not set back from the frontage or set down from the roof ridge

## **3 Officer's Assessment 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 refusing them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **Assessment**

To address the determining issues the Committee needs to consider:

- a) Whether the proposal is in keeping with the appearance and character of the building and surrounding area and
- b) Whether neighbouring residential amenities are adversely affected.

a) The rear extension does not occupy more than one third of the rear garden and has been designed to match the house.

The proposed side extension is set back from the frontage and set down from the ridge. Whilst the step down from the ridge is only 200 millimetres, a potential terracing effect is avoided by the existing garage maintaining a prominent ground level position in relation to the 520 millimetre set back of the extension. This ensures that the first floor element of the side extension is subservient to the original house. This subservience will be amplified by the lowered ground levels to the north and the curve of the street, whereby a similar proposal by the neighbours would sit at a lower level and be at a different angle to this proposal. The architectural integrity of the house is maintained and the character of the area protected. The proposal complies with the Council's Non Statutory Guidelines on House Extensions and Alterations.

b) Neither the rear extension nor the two storey side extension will reduce privacy. There are no windows proposed within 9 metres of the boundaries.

The extension is in a gable to gable location and as such any overshadowing complies with the Council's Non Statutory Guidelines on Daylighting, Sunlight and Privacy. The rear element of the proposal is less than 4 metres in depth on the boundary and as such overshadowing is acceptable.

Issues raised by the neighbours relating to possible damage to property and vegetation are legal matters. The constructional aspects of the proposal will be considered upon application of a building warrant.

In conclusion, the proposal is of an acceptable scale and design and does not prejudice visual or residential amenity. There are no adverse impacts in terms of privacy and overshadowing. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

  
**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David McFarlane on 0131 529 3512 (FAX 529 3716)
<b>Ward affected</b>	41 - Murrayburn
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	24 October 2005
<b>Drawing numbers/ Scheme</b>	1,2,3a,4a, Scheme 2

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 1 Baberton Mains Gardens  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Four letters of representation has been received, three from one neighbour, their comments were as follows:-

- loss of light
- loss of view from a side facing window
- potential damage to a tree
- potential damage to property and disruption during construction
- out of scale
- loss of value
- construction access outwith the site would be denied

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

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

### Relevant Policies:

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### 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.

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End

## Appendix C

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### Location Plan



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