

**Full Planning Application 05/00682/FUL**  
**at**  
**539 Gilmerton Road**  
**Edinburgh**  
**EH17 7JB**

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

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**1 Purpose of report**

To consider application 05/00682/FUL, submitted by Mr + Mrs Lumsden. The application is for: **Form dormer extension + erect conservatory (as amended)**

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

**2 The Site and the Proposal**

**Site description**

The application site is a semi-detached bungalow on the east side of Gilmerton Road and close to the junction with Ferniehill Road. The primary elevation has a stonework finish and the secondary elevations are white painted harling. The hipped roof is slated with 2 velux windows to the front, a flat roofed garage is in the north-east corner of the rear garden with a paved driveway on the boundary. The rear garden has a depth of 16.0m and is screened by fencing at 1.8m in height. The garden ground is at a higher level than the property to the north by approximately 0.25m, the floor level of the bungalow is 1.1m above the ground level. The neighbouring properties have box style dormer windows and rear porch/conservatories.

## **Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application as amended is for the formation of a dormer window on the front roof plane, two dormer windows on the rear roof plane and a rear upvc conservatory. The replacement velux windows on the front elevation constitute permitted development. The proposed dormers have measurements of 2.5m by 1.7m on the front and 2.7m by 1.6m and 2.3m by 1.6m on the rear. The proposed conservatory has a floorplan of 14.6sq.m. and a height of 4.5m at the apex and will be centrally placed with distances of 2.6m and 6.5m from the side boundaries and 11.0m from the rear boundary.

Changes from the proposals in Scheme 1 to Scheme 2 have reduced the number and size of the rear dormers, lowered the floor level of the conservatory and substituted obscured glass on the side elevation to the south. Changes from the proposals in Scheme 2 have repositioned the conservatory doors to open facing onto the applicant's rear garden and to use obscured glass on the windows of the side elevation to the north at 1.6m above the finished floor level.

## **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 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 conservatory and dormer windows will adversely affect the character of the existing building and the surrounding area;
- b) Neighbouring amenity will be adversely affected;
- a) The design of the proposal and the materials selected is satisfactory in this location and will not adversely affect the character of the existing building or

the surrounding area. The dormer windows on the rear elevation represent 54% of the mean roof length and fail to comply with the House Extension Guidelines which recommend up to 50%. However, this breach is minor and a relaxation of this guideline is acceptable in this instance since large dormers are typical of a number of the properties in this area including the immediate neighbour at 537. The proposed conservatory, although raised above ground level to accommodate the slope of the garden, is subservient to the existing house and represents less than 30% of the rear garden ground.

b) Due to the height of the proposed conservatory, concern has been expressed by the neighbour to the north relating to privacy. To remedy the privacy issue by raising the boundary fence would create excessive overshadowing, an additional concern of the neighbour. Schemes 1 and 2 failed to address these issues. In Scheme 3 the doorway has been repositioned to the rear elevation and obscured glazing will be used on the side elevations to protect neighbouring privacy. There will be no undue overshadowing or impact upon neighbouring amenity.

In conclusion, the proposals comply with the relevant Local Plan Policies and Non-Statutory Guidelines with the exception of a minor breach of the House Extensions Guideline with respect to the rear dormer. Visual and residential amenity will be safeguarded.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to a condition relating to obscure glazing.



PP **Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
<b>Ward affected</b>	55 - Moredun
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	21 March 2005
<b>Drawing numbers/ Scheme</b>	1,2,6,9,13, 14,15. Scheme 3

**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, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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:** 539 Gilmerton Road  
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EH17 7JB  
**Proposal:** Form dormer extension + erect conservatory (as amended)  
**Reference No:** 05/00682/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One representation has been received from the neighbour at 537 on the grounds of loss of privacy.

***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 property referred to in this application is identified in the Adopted South East Edinburgh Local Plan as being within the Urban Area.

#### Relevant Policies:

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ19 states that in considering proposals for the alteration or extension of an existing building regard will be had to the form, proportions and character of the existing building and the wider impact of the proposal.

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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.
2. All windows facing south, towards 541 Gilmerton Road, shall be fitted with obscure glazing at all times. All windows above 1.6m from the height of the finished floor level, facing north, towards 537 Gilmerton Road, shall be fitted with obscure glazing at all times.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>539 Gilmerton Road, Edinburgh, EH17 7JB</b>		
<b>Proposal</b>	<b>Form dormer extension + erect conservatory (as amended)</b>		
<b>Application number:</b>	<b>05/00682/FUL</b>	<b>WARD</b>	<b>55- Moredun</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			