

**Full Planning Application 05/03518/FUL
at
27 Lennel Avenue
Edinburgh
EH12 6DW**

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

1 Purpose of report

To consider application 05/03518/FUL, submitted by Mr + Mrs Campbell. The application is for: **Alteration and extension to existing house and erection of garage**

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 situated to the west side of Lennel Avenue close to the junction with Ravelston Dykes. The property is a bungalow with attic accommodation set in large gardens.

The surrounding area has a mixture of property types with the adjacent properties to the application site being two storeys. The property is neither listed nor within a conservation area.

Site history

There is no relevant planning history for the site.

Description of the Proposal

The application is for a two storey extension incorporating a single storey garage at the side and rear of the existing dwelling. As part of these proposals the existing conservatory is to be removed. The new accommodation that is to be formed as part of this proposal involves a double garage, kitchen/family room, living room on the ground floor, enlarged bedroom with en suite/dressing room at first floor level along with a games room above the garage. The proposed materials including roof, walls and windows are to match the existing dwelling.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 be detrimental to the character and appearance of the property and the surrounding area in general;
- b) The proposed extension will have a detrimental impact on neighbouring residential amenity.

a) The property is a traditional bungalow that is neither listed nor lies within a conservation area. These proposals will significantly alter the appearance of the property from single storey pitched roof to a two storey hipped roof dwelling. The scale and massing of the proposal is considered acceptable and the proposal relates sympathetically to the surrounding area and will not be out of character with the mixture of properties within the street. A number of properties within the immediate vicinity of the application site have significantly altered and extended their properties the proposed materials are acceptable and will match those of the existing dwelling.

The property sits within large garden grounds and the proposal will not result in more than one third of the applicant's rear garden area being developed.

An adequate level of amenity will be retained. Furthermore, the resulting plot ratio remains consistent with surrounding plots.

In terms of daylighting/overshadowing and privacy impact upon neighbouring properties there will be a degree of overshadowing from the side element of the proposed extension on the adjacent property (25 Lennel Avenue). The extension measures thirteen metres on this boundary. The neighbouring property has a garage on the boundary and given the set back and largely gable to gable situation, there will be no significant overshadowing to the neighbouring property. There are no overshadowing issues arising with the properties located on Ravelston Dykes. The extension has a number of windows, most of these are to the front and rear where there are no privacy issues from the proposal. The high level windows proposed on the east and west gable serve a bathroom and a hallway therefore these are secondary windows. A relaxation to the privacy distances is justified in this instance. The windows of the room above the garage achieves a nine metre distance, and the side window of the rear extension are screened.

In conclusion the proposed extension is considered to be acceptable and will neither detract from the character and appearance of the property or the surrounding area, or unduly impact on neighbouring residential amenity.

It is recommended that Committee approves this application.


Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	24 October 2005
Drawing numbers/ Scheme	01-09

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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 27 Lennel Avenue
Edinburgh
EH12 6DW
Proposal: Alteration and extension to existing house and erection of garage
Reference No: 05/03518/FUL

Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

Neighbour Notification was carried out on 18 October 2005. Two letters of representation have been received. The main grounds of objection are as follows:-

1. Overshadowing
2. Loss of Privacy
3. Out of character with the area

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

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Application Type Full Planning Application

Application Address: 27 Lennel Avenue
Edinburgh
EH12 6DW

Proposal: Alteration and extension to existing house and erection of garage

Reference No: 05/03518/FUL

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.

End



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	27 Lennel Avenue, Edinburgh, EH12 6DW		
Proposal	Alteration and extension to existing house and erection of garage		
Application number:	05/03518/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			