

**Full Planning Application 05/03525/FUL**  
**at**  
**13 Relugas Gardens**  
**Edinburgh**  
**EH9 2PU**

---

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

---

**1 Purpose of report**

To consider application 05/03525/FUL, submitted by Mr + Mrs MacKenzie.  
The application is for: **Form porch and rear extension**

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

**2 The Site and the Proposal**

**Site description**

The property is two storey semi-detached dwelling located in the centre of a cul-de-sac located off Relugas Road. The surrounding area is occupied by similar styled properties.

This property is not listed nor does it lie within a conservation area.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The proposal comprises of the addition of a single storey extension to the rear of the building and a porch to the front.

The single storey extension to the rear is to be 3.5 metres in depth and 5.78 metres wide, and will cover an area of 20.23 m<sup>2</sup>.

The walls of the rear extension are to be render and the roof tiled, to match the existing materials on the original building. The windows and doors are to be double glazed uPVC

The proposed porch on the front of the building is to be 2 metres in depth and 2.98 metres wide

The walls of the porch are to be render and the roof tiled, to match the existing building. The windows and doors are to be double glazed uPVC.

## **3 Officer's Assessment and Recommendations**

- Do the proposals comply with the development plan?
- If the proposals 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 the determining issues, the committee needs to consider whether,

a) The proposal will be detrimental to the character and appearance of the property or the area

b) There will be any adverse effect upon residential amenity

a) The rear extension is less than one third of the original rear garden area, in compliance with guidelines. The porch is a small addition which is appropriate to the street context. The scale, design and materials are appropriate for the building and the area.

b) The proposal does not give rise to any issues regarding loss of privacy as the rear garden is well screened by a high hedge of approximately 2m in height. The rear extension is single storey and does not extend beyond 4 metres into the rear garden and is exempt from daylighting/overshadowing assessment in the relevant guidelines.

In conclusion, the proposals are considered to be acceptable. There will be no detrimental impact on the character and appearance of the area or residential amenity.

It is recommended that the committee approves this application.

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

<b>Contact/tel</b>	Chris Cornell on 0131 529 3665
<b>Ward affected</b>	48 - Sciennes
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	20 October 2005
<b>Drawing numbers/ Scheme</b>	1-2

#### **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, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto: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](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:** 13 Relugas Gardens  
Edinburgh  
EH9 2PU  
**Proposal:** Form porch and rear extension  
**Reference No:** 05/03525/FUL

---

## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One letter of objection was received, raising the following points:

\* The proposal will have a detrimental impact on the residential amenity of the neighbouring property due to overshadowing.

***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 site is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation.

#### 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 '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.

**Application Type** Full Planning Application  
**Application Address:** 13 Relugas Gardens  
Edinburgh  
EH9 2PU  
**Proposal:** Form porch and rear extension  
**Reference No:** 05/03525/FUL

---

## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

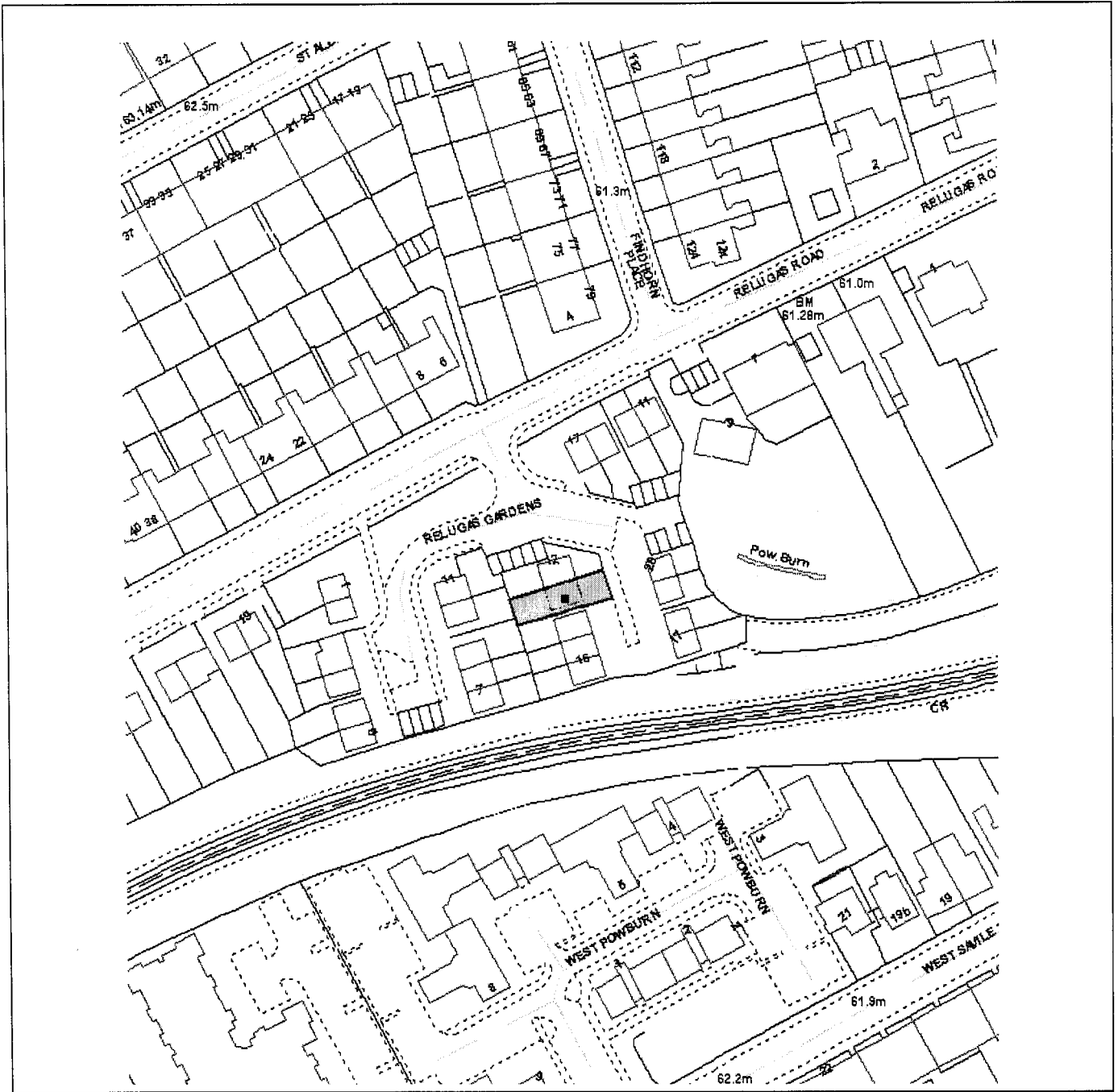
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### 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**

<b>Address</b>	<b>13 Relugas Gardens, Edinburgh, EH9 2PU</b>		
<b>Proposal</b>	<b>Form porch and rear extension</b>		
<b>Application number:</b>	<b>05/03525/FUL</b>	<b>WARD</b>	<b>48- Sciennes</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			