

Full Planning Application 07/01852/FUL
at
44 Braehead Road
Edinburgh
EH4 6BB

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 07/01852/FUL, submitted by Dr + Mrs Radcliffe. The application is for: **Demolishing of existing house and erection of new house**

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

2 **The Site and the Proposal**

Site description

The application site contains a storey and a half detached dwelling house located within an area of mixed housing types. The predominant house type on the east side of Braehead Road is bungalows, most of which have been altered to include some form of attic accommodation either in the form of dormers or roof windows. Properties on the west of the street are a mix of two storeys and bungalows. Opposite the application site, in particular, is a row of two storey detached dwellings dating from circa 1940.

The property has been extended to include dormers to the front, side and rear; a flat roofed garage to the side of the property on the north west elevation; and a small conservatory to the rear of the dwelling. The dwelling is set back from the road with the front garden laid with monoblock. A dwarf wall runs along the front of the properties boundary and is screened by trees and

shrubs. The rear garden area provides a large area of amenity ground for the dwelling.

Site History

Application reference 06/03269/FUL was refused on 20 October 2006 for a single storey rear extension and front garage extension, box bay with front window seat, extension to raise the roof to allow greater head room and provide additional bedroom, bathroom and storage, dormers removed and roof extended over the existing garage. The application was refused on the grounds that it was contrary to the Non-statutory guidelines in respect of House Extensions, and contrary to the North West Edinburgh Local Plan policy H4.

Application reference 94/02196/FUL - Alter and extend dwelling house was granted 26 October 1994

Application reference 00/01599/FUL - Attic conversion including dormer extensions was granted 5 July 2000.

Description of the Proposal

The application proposes the demolition of the existing house and the erection of a two storey dwelling with single storey side and rear elements. Overall the building would have a footprint of 15 metres in width by 12.3 metres in depth. The two storey footprint would measure 11.75 metres in width by 9 metres in depth. The new building would be developed across the width of the plot and would project 2metres, at single storey height, beyond the rear building line of the neighbouring properties. A rear garden in excess of 20 metres in depth would be retained.

The proposed new dwelling is of simple, traditional design with a curved bay window front elevational treatment and flat roofed garage to the side. The building would be finished in render and cast stone with slate roof and timber windows. The existing access would be retained.

3 Officer's Assessment and Recommendations

Determining Issues

- 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
 - b) the proposal is appropriate in terms of scale, design and materials;
 - c) the proposal will give rise to loss of amenity;
 - d) the proposal will affect highway safety;
- a) The proposal is within a residential area where the principle of redevelopment of the house is acceptable subject to satisfying criteria of the local plan.
 - b) The proposed replacement dwelling would sit on a similar footprint to the existing dwelling, although the single storey element would project further to the rear. The existing dwelling has a ridge height of 6.2 metres and the proposed roof height would be 7.2metres. This is one metre increase in height, 0.6metres less than that refused under the previous scheme. It is considered that the overall height and massing of the new proposal is acceptable and would not dominate the bungalows on this side of the street. The proposed design approach is traditional in form and the varying roof height from single to two storey will sit comfortably in the street scene. The use of render, slate and timber is supported. The proposal provides a more consolidated solution than that refused under application ref 06/03269/FUL.
 - c) The new development would sit in a gable to gable situation with the neighbouring properties. The single storey element on the western elevation reduces the massing adjacent to number 46 Braehead Road which has a flat roofed garage on this side. The land slopes up to the east to number 42 Braehead Road so the affect of the two storey element is reduced on this side. This is a more satisfying solution than that refused under ref 06/03269/FUL which proposed two storeys across the width of the plot. The single storey element to the rear projects two metres beyond the rear building line which is an acceptable depth. No side facing windows are proposed. The proposal will not give rise to unacceptable overshadowing or overlooking and complies with the Council's non statutory guidelines in respect of Daylighting Privacy and Sunlight.
 - d) The proposal utilises the existing access and a garage and on site parking is provided. The proposal will not affect highway safety.

It is recommended that planning permission be granted subject to the 5 year standard condition.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 6473
Ward affected	A01 - Almond (NEW)
Local Plan	North West Edinburgh Local Plan Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Residential
Date registered	8 May 2007
Drawing numbers/ Scheme	2-18

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, Graham Dixon on 0131 529 3519. Email: 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 44 Braehead Road
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Proposal: Demolishing of existing house and erection of new house

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Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

Four neighbours have objected to the proposal. The reasons for objection may be summarised as follows;

- inadequate/misleading notification

addressed through processing of the application

- two storey house out of keeping with surrounding bungalows

addressed in section (b) of the report

- loss of light

addressed in section (c) of the report

non material

- dirt noise and general inconvenience throughout building works

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 is subject to the Housing and Compatible Use policies of the North West Edinburgh Local Plan and the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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.

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

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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

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Location Plan

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