

Full Planning Application 07/00681/FUL

at

89B Whitehouse Road

Edinburgh

EH4 6PB

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 07/00681/FUL, submitted by J Hunter.. The application is for: **Extend house to south west boundary**

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

2 The Site and the Proposal

Site description

The application site is a modern detached property, one of a pair which have been built recently on the site of a two-storey villa on the south-east side of Whitehouse Road. This is a residential area characterised by individual villas set within private garden grounds. The area exhibits a mixture of architectural styles. Cramond Primary School is located to the rear of the site. Although modern the property reflects a traditional design. The side and rear garden boundaries are well screened with a 2.0m high timber fence. The site does not lie within a conservation area.

Site History

04/01039/FUL - Demolish 2 storey dwelling house and garage and erect two 2 storey dwelling houses - Refused (officer's recommendation overturned). Subsequent appeal dismissed on grounds of overdevelopment of the site and lack of garaging facilities. (10.10.05)

04/02822/PNT - Prior notification of demolition of villa to facilitate redevelopment as 2 houses. Recommendation was to 'Raise No Comment'.

Enforcement Enquiry 04/00757/E19 - Closed - Details of enforcement investigation below:

In accordance with planning legislation, the applicant gave the planning authority appropriate notice (28 days) of his intention to demolish the house. Neighbours were notified and no objections received. The applicant was then entitled to demolish the property under "permitted development rights". This issue formed part of the report on planning application 04/01039/FUL prepared by the Head of Planning.

04/04333/FUL - Erect 2, 2 storey dwelling houses - Granted

04/04333/VARY - Variation to previous consent

04/04333/VARY 2 - Variation to previous consent

Outcome of appeal re: 04/01039/FUL (10.10.05) see above

12/10/2006 - Response to letter from agent indicating that planning permission would not be required for the conversion of a garage to a living room and the building of a rear extension as detailed.

07/01393 - Form dormer window to rear - Pending determination.

Description of the Proposal

It is proposed to erect a single storey extension to the side of the property infilling to the boundary. Work has commenced on site in association with a rear extension. The proposed rear extension, erected independently, is less than 24sqm and represents permitted development. This was acknowledged in writing in October 2006. The builders and owners have been advised to stop work until all necessary consents have been obtained for the side extension and dormer.

The proposed side extension has a footprint of 2.2m by 5.9m and a maximum height to the ridge of 4.2m. The design and materials of harling and roof tiles, will match the existing. The revised plans (Scheme 2) are the result of an inaccuracy in the original submission.

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 scale and design of the proposals are appropriate to the character and appearance of the existing property and the surrounding area.
- b) There will be any loss of residential amenity as a result of the proposals.

a) The area is characterised by a mixture of villas of varying age and architectural style. The design of the proposed changes and the materials selected are satisfactory in this location. The proposals are in keeping with the property and of a minor nature. The changes will not have a detrimental impact upon either the character of the existing property or the wider area. The proposals comply with the Non Statutory Guidelines for House Extensions.

b) The proposal will not result in a loss of privacy or overshadowing of the neighbouring property. The proposals comply with the Non Statutory Guidelines for Daylight, Overshadowing and Privacy.

Objectors have expressed concern that by infilling to the boundary the proposal will result in an overdevelopment of the site and a detrimental impact to the amenity and privacy of the occupiers of the neighbouring property. The neighbouring property along with others in the locality has been built to the boundary reflecting the mix of property styles in Whitehouse Road. The increase in size resulting from this proposal will not be out of character with the area. The extension will be set down from the existing resulting in a minimal impact at the boundary. The windows of the proposal overlook the road and the applicant's garden and will not have a detrimental impact upon the privacy of the occupiers of the neighbouring property.

In conclusion, the proposal complies with the relevant Local Plan policies and Non Statutory Guidelines and will not have a detrimental effect upon the character of the area or upon the amenity of the neighbouring property.

There are no material considerations which outweigh this conclusion.

It is recommended that the committee approves this application subject to the conditions stated.


Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594
Ward affected	A01 - Almond (NEW)
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Residential
Date registered	6 March 2007
Drawing numbers/ Scheme	1,2,4 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.

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

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Application Address: 89B Whitehouse Road
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Proposal: Extend house to south west boundary

Reference No: 07/00681/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Three representations have been made, one from the adjacent neighbour at 91 Whitehouse Road and two from the amenity bodies ; The Cramond Association and The Cramond Community Council.

issues relating:

- overdevelopment of the site
- loss of character of area

issues relating to loss of amenity due to overlooking relate to a previous breach of planning with the formation of an unauthorised dormer window. This issue is being dealt with by a retrospective planning application : 07/01393/FUL

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 North West Edinburgh Local Plan as being within a mainly residential area where existing residential character and amenities will be safeguarded. The property lies within the Urban area of the Finalised Edinburgh City Local Plan.

Relevant Policies:

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.

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 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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.

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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

