

Planning Permission 09/02371/FUL
at
16 Braid Mount
Edinburgh
EH10 6JP

Development Management Sub-Committee
of the Planning Committee

1. Purpose of report

To consider application 09/02371/FUL, submitted by Mr + Mrs Cameron. The application is for: **Proposed two-storey side and rear extension**

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

2. The Site and the Proposal

Site description

The application property is a 2-storey, detached dwellinghouse located on the west side of Braid Mount, opposite its junction with Bramdean Rise. The property has a double pitched, 'dutch barn' roof. It has a single-storey rear extension with raised decking beyond. The property has a deep rear garden laid to lawn and to the front there is a driveway, lawn and planting. A mature tree belt is established on the boundary with the street.

The surrounding area is wholly residential in nature.

Site History

16.03.2000 - Permission was refused to alter and extend the dwellinghouse (00/00207/FUL).

13.07.2000 - Permission was refused to alter and extend the dwellinghouse (00/01028/FUL).

06.09.2001 - An appeal against a non-determination of an application to alter and extend the dwellinghouse was dismissed (01/00167/FUL).

07.04.2004 - Permission was granted to alter and extend the dwellinghouse (04/00537/FUL).

27.05.2009 - An application for a 2-storey, side and rear extension was withdrawn (09/01028/FUL).

PRE-APPLICATION PROCESS

The applicant and agent engaged in pre-application discussions with the planning authority.

DESCRIPTION OF THE PROPOSAL

Permission is sought to erect a 2-storey side extension on the south elevation; a single-storey extension on the north elevation, a 2-storey front extension and a 2-storey rear extension. The proposal will replace the existing garage and rear extension.

The south gable extension will be 3.1 metres wide and will be the same height and depth as the existing property. The extension will be harled and tiled to match the existing finishes. It will accommodate an extended lounge on the ground floor and an extended bedroom on the upper floor.

The north gable extension will be 2.65 metres wide and 3.6 metres high. The depth matches the existing property but will continue into the rear extension. The materials will match the existing property. The extension will accommodate an extended kitchen, a utility room and a cloak room.

The front extension will be 7 metres high, 5.75 metres wide and 1.5 metres deep. It will be harled and tiled to match the existing finishes. The extension will accommodate an entrance vestibule and staircase at ground level with an extended bathroom and the staircase continued at upper floor level.

The rear extension will measure 15.6 metres wide and 5.5 metres deep. There will be single-storey sections measuring 3.6 metres high at either side of a 2-storey element contained within a hipped roof, which is 7.5 metres high. A dormer window measuring 3 metres high by 2.5 metres wide will be situated on the hip.

The materials will match the existing property. The extension will accommodate a dining area, a family area and a study/bedroom at ground level with a further bedroom at upper floor level.

The overall dimensions of the house will be 8 metres high, 15.6 metres wide and 12 metres deep.

The original scheme proposed a different roof form and roofing material to the extensions.

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 plan, 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 proposal is acceptable; and,
- b) residential amenity will be adversely affected.

a) The proposed extensions affect all elevations of the application property and will subsequently have a significant impact on the appearance of the property. The street accommodates a variety of architectural styles and the current property is unique within its context in relation to its roof form and narrow depth. However, the proposal has been amended to better reflect the roof form with the south gable extension matching the dimensions of the house. The north gable extension has been kept at single storey height to preserve the appearance of the roof form. Direct views of the front extension will be limited due to the existing mature trees. The rear extension will not be publicly visible and its relationship with the host building will be consistent with other large extensions in the street.

The extended building footprint will cover 218sqm. The size of the overall plot measures 940sqm. The house will cover 23% of the overall plot and does not constitute an overdevelopment of the site. The massing of the extensions have been substantially reduced with the introduction of a hipped roof to the rear, which greater reflects the general character of the area and an earlier consent on the site.

There is a general presumption against front extensions. However, the proposed extension is relatively modest in scale, 1.5 metres deep, is well set back from the street and does not overwhelm the appearance of the front of the house. The extension does not project beyond the building line established by No.18 Braid Mount and therefore the overall building line of the street is not breached.

The extensions will be harled to match the current finishes. The roofing material has been amended to be wholly tiled that will mirror the existing roof and surrounding properties. The general character of this portion of Braid Mount is developing the full width of the plots. The visual separation will be retained to the north by developing only to single storey height. The south extension will be developed on the footprint of the existing garage and the separation will be provided by the different roof forms on No.16 and No.18 respectively.

The existing driveway is sufficient to accommodate off-street parking in accordance with the Council's parking standards. The demolition of the garage does not require planning permission.

b) The relocation of the upper floor gable window does not require planning permission. In any event, it will serve a bathroom and will not lead to overlooking. The south facing rooflight on the rear extension is a secondary window and due to its angle on the hipped roof will not result in any direct overlooking. The existing boundary wall is adequate to prevent overlooking from the ground floor gable windows. The remaining windows overlook the applicant's own property.

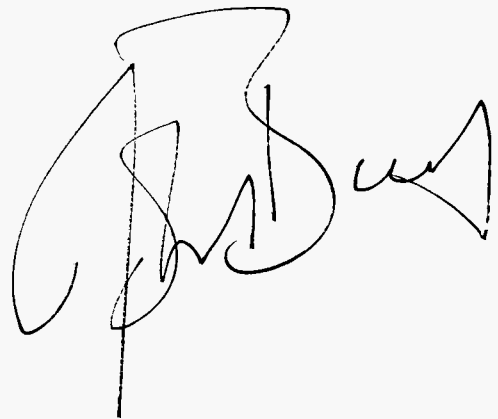
The proposed side extensions are located in a 'gable-to-gable' context and will not result in overshadowing or loss of daylight to the neighbouring properties. Overshadowing associated with the front extension will primarily fall on the applicant's own property. The 2-storey element of the rear extension complies with the 45 degree rule in respect of daylighting and will not adversely affect neighbouring residents. The northern single-storey aspect of the rear extension fails the 45 degree method in plan form but complies in elevation form and as such the level of daylight to neighbouring windows will be within acceptable limits. There will be some overshadowing to neighbouring garden ground but given the size of the affected gardens the level is minor and will not compromise amenity.

In conclusion, the proposals comply with the development plan and represent a justifiable exception to the relevant non-statutory guidelines, and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

REASON FOR DECISION

The proposal complies with the development plan and represents a justifiable exception to the non-statutory guidelines. The scale and design is acceptable, and residential amenity will be protected. There are no material considerations that outweigh this conclusion.



John Bury
Head of Planning

Contact/tel	Andrew Trigger on 0131 529 3931
Ward affected	A10 - Meadows/Morningside
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and compatible Uses
Date registered	11 September 2009
Drawing numbers/ Scheme	01, 03, 04a-09a 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 4325/4273. Alternatively, you may e-mail aileen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Appendix A



Application Type Planning Permission

Application Address: 16 Braid Mount
Edinburgh
EH10 6JP

Proposal: Proposed two-storey side and rear extension

Reference No: 09/02371/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Eleven letters of representation have been received within the specified period, from neighbouring residents, objecting to the proposals.

The main points of objection/concern are:

a) Issues relating to scale and design, addressed in assessment a);

- inappropriate massing,
- character of the original property will be lost,
- inappropriate materials,
- overdevelopment,

- poor design,
- breach of front building line,
- loss of separation between plots,

b) Issues relating to residential amenity, addressed in assessment b);

- overshadowing,
- loss of daylight/sunlight,
- overlooking,

Representators were notified of the revised scheme on 16 November 2009. A further nine letters of representation, including from Morningside Community Council have been received. No new issues have been raised.

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 application site is identified by the South West Edinburgh Local Plan within a mainly residential area. The finalised Edinburgh City Local Plan shows the site within the urban area.

Relevant Policies:

Relevant policies of the South West Edinburgh Local Plan.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Relevant policies of the Finalised Edinburgh City Local Plan.

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

Relevant Non-Statutory Guidelines

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**

Conditions

1. The development hereby permitted shall be commenced no later than the expiration of three 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.

INFORMATIVES

It should be noted that:

1. No development shall take place on the site until a 'Notice of Intention to Develop' has been made in writing to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

End

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Location Plan

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