

**Full Planning Application
at
11 Vexhim Park
Edinburgh
EH15 3SB**

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

Proposal: Alterations and extension to existing semi-detached house
Applicant: V Kumer.
Reference No: 02/01957/FUL

1 Purpose of report

To recommend that **GRANTED** subject to;

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.

2 Main report

Site description

The property is a two-storey semi-detached house of 1980s date. It has a grey-tiled, gabled roof and a front gabled porch canopy. Finishes are beige brickwork on the ground floor and grey pebble-dash on the first floor.

A service cul-de-sac adjoins the side of the property and includes a number of grouped parking bays.

Neighbouring houses in the estate are similar in character, but include half-hipped-roof and terraced varieties.

Site history

There is no relevant planning history on file.

Development

It is proposed to add a two-storey, garage and bedroom extension to the side of the property. The extension will have a gabled roof and finishes to match the existing house.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 28 May 2002 and 14 March 2003.

One neighbour has objected on the basis that the proposal does not respect building lines, will result in the loss of the applicant's trees and shrubs, may cause property damage and does not allow for maintenance access.

Policy

The site is in a Mainly Residential area in the South East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the draft replacement South East Edinburgh Local Plan, the site is within the Urban area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

Relevant Policies:

Policy E4 sets quality objectives for new development.

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 the determining issues, the Committee needs to consider a) whether the proposal is in keeping with the character of its surroundings and b) whether neighbouring amenities are safeguarded.

a) The proposal will provide a more extensive frontage to the building but this will not detract from the appearance of the semi-detached pair and will not be out of place in an estate which includes extended terraced and flatted properties and irregular building lines. The detailed design is in keeping with the appearance of the existing house.

The applicant's treatment of his private garden area is not a planning issue.

An off-street parking space will remain available in the front driveway of the property.

b) The proposed gabled extension will abut the street and parking spaces and does not infringe daylighting criteria.

The proposed front and rear windows comply with privacy standards.

Neighbouring property rights are not affected by the grant of planning permission and it is up to the applicant to negotiate any access arrangements that may be required over the adjoining parking bays in order to facilitate construction or maintenance.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 58 -Duddingston

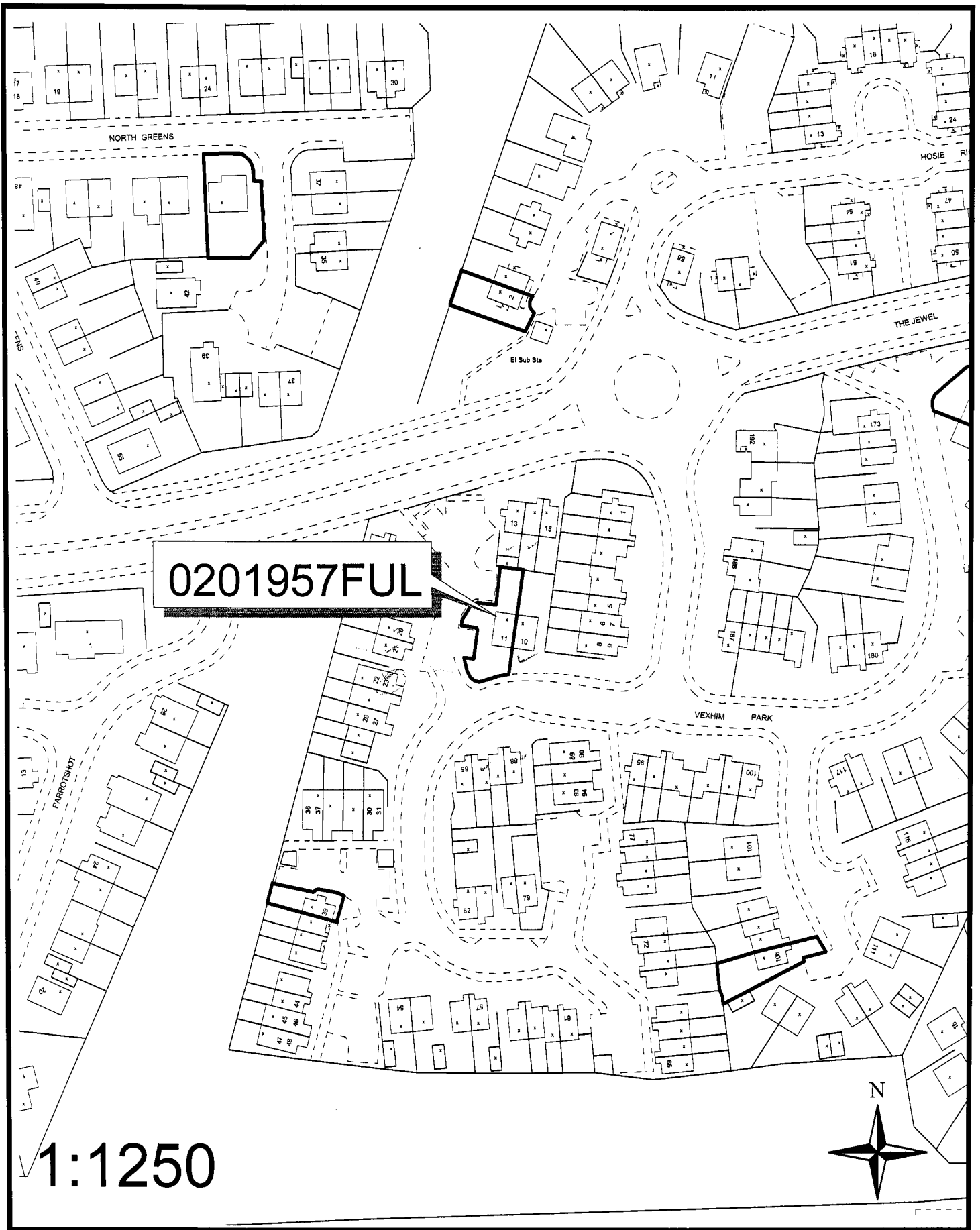
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 14 March 2003

**Drawing numbers/
Scheme** 002595-8
Scheme 1



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PLANNING APPLICATION

The City Development Department - Planning