

Full Planning Application
at
1 Queen's Avenue
Edinburgh
EH4 2DG

Development Quality Sub-Committee
of the Planning Committee

Proposal: Form extension to house
Applicant: Mr + Mrs Pedersen
Reference No: 03/00585/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. All windows facing west shall be fitted with obscure glazing at all times.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

2 Main report

Site description

The property is a two-storey Edwardian terraced house on a corner site. It is clad in red sandstone on the street elevations, with half-timbered front and side gables. Secondary elevations are clad in beige sandstone and the roof is slate. There is a small peripheral yard/garden and a flat-roofed, rear garage accessed from Seaforth Drive. The curtilage is enclosed by 1.5-2 metre high walls and hedges.

The original rear building line of the house is set back by 3.5 metres relative to the adjoining houses in the terrace.

Site history

There is no relevant planning history on file.

Development

It is proposed to erect a single-storey extension at the rear of the property, infilling space between the back wall of the house and a detached garage. The proposed building will be of modern design, with a barrel-vaulted roof clad in a grey membrane (sarnafil), and including a feature funnel-chimney. Cladding will be glass and hardwood.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 10 February 2003.

One adjoining resident has objected on the grounds of loss of light and outlook, overdevelopment with lack of amenity space, and inappropriate design.

Policy

The site is in a Mainly Residential Area in the North West Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the draft West Edinburgh Local Plan, the site is in the Urban area. Relevant policies are DQ6 (Design) and DQ11 (Extensions).

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

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 its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The original house has a deep footprint and the addition of a garage on this corner plot has resulted in the garden being mainly to each road frontage with a small area between the house and the garage. Within this unorthodox layout, the dimensional criteria in the House Extensions guidelines are unhelpful and the case needs to be considered on its merits.

The proposed extension makes efficient use of the gap between house and garage and respects the building line on Seaforth Drive. The extension will be sited relatively unobtrusively between two-storey housing and will not disrupt the building pattern on the street frontage in an area of terraced, or closely-spaced, semi-detached housing. The proposed single-storey extension remains subservient to the proportions and character of the existing house.

The applicant has chosen a modern design idiom for the proposal including a feature chimney which will contrast with the traditional character of the existing house. It is considered that this will provide a positive and interesting feature in the street scene and that the existing house is robust enough in character to be able to accommodate this.

b) The proposal will not have any material impact on daylighting in respect of neighbouring windows.

The proposed extension infringes the boundary daylighting criterion in respect of a 0.7-metre wide strip of the adjoining garden. However, this is a minor infringement which would not justify refusal.

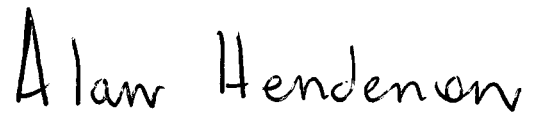
In relation to garden sunlight, the rear of the terrace has a SSW aspect and the proposal meets the relevant criterion.

A clerestory light will be provided in the west side of the extension and this would possibly enable the adjoining neighbour to look down into the interior of the extension and, to a lesser extent, a view into the neighbours window. Obscured glazing would avoid any potential neighbour problems.

The proposal will alter the outlook from the neighbouring garden but not to an unacceptable degree.

The development will not unduly detract from neighbouring amenities.

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



Alan Henderson
Head of Planning and Strategy

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Ward affected 08 -Craigleith

Local Plan North West

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 21 February 2003

**Drawing numbers/
Scheme** 01-05; 06
Scheme 1



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PLANNING APPLICATION

Address	1 Queen's Avenue		
Proposal	Form extension to house		
Application number:	03/00585/FUL	WARD	08- Craigleith
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			