

Full Planning Application 04/04238/FUL

at

24 Abercorn Road

Edinburgh

EH8 7DJ

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

1 Purpose of report

To consider application 04/04238/FUL, submitted by E Walker + G Robertson.
The application is for: **Demolish out-building and erect new extension**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site is part of a Victorian sandstone terrace with many traditional features. The property has a slate roof, sash and case windows and a small rear outshot. The narrow (6m) rear garden is 16m long and well screened on the side boundaries to a height of 1.8m. With a lower garden wall on the rear boundary. Most of the properties in this terrace have single-storey flat roofed rear outshots on the boundary, the adjacent neighbour has implemented planning permission for the replacement of the outshot by a conservatory the full width of the property.

Site history

20th October 2004 (04/03195/FUL) Application granted to demolish outbuilding and erect new full width extension.

13th August 2004 - Neighbouring property at 26 Abercorn Terrace granted permission for the erection of a 19.33sqm. conservatory the complete width of the property.

Description of the Proposal

The application is for the construction of a single storey flat roofed rear extension across the complete width of the property. The proposal which will replace the existing rear outshot will have a footprint of 20sqm and a maximum height of 3.4m at the firewalls and 3.6m at the centrally placed cupola. The front of the extension will be predominantly glazed and divided by coloured aluminium. The remaining wall will be finished in a limewash render. This application differs from the previous application 04/03195/FUL with an increase in floorspace from 17sq.m to 20sq.m. , the design and materials are identical.

3 Officer's Assessment 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 comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address the determining issues, the Committee should consider:

a) The effect of the scale, form and design of the proposal on the character of the area;

b) The effect on neighbouring amenity.

a) The design and the materials selected are satisfactory in this location. The proposal is similar in size to the conservatory recently granted permission at the neighbouring property. The proposal complies with the relevant policies and guidelines and will not have a detrimental effect upon the character of the building or the surrounding area.

b) The proposal complies with Non Statutory Guidelines on House Extensions and Daylighting and Privacy. Although the neighbours have indicated concern over loss of light to the skylight window in their kitchen adjoining this proposal,

this reduction of light will be small and falls within the acceptable policy limits. The increase in depth of the proposal from that previously approved will not create any additional loss of light to the neighbouring property.

In conclusion, the proposal will not have a detrimental effect upon the character of the area or upon the amenity of the neighbouring property.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3500 (FAX 529 3706)
Ward affected	35 - Meadowbank
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	22 November 2004
Drawing numbers/ Scheme	1 - 5 Scheme 1

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 the Co-ordinator, Ken Scott, by 12 noon on the Monday preceding the meeting. Ken can be contacted on 0131 529 4245. Email: ken.scott@edinburgh.gov.uk.

Application Type Full Planning Application
Application Address: 24 Abercorn Road
Edinburgh
EH8 7DJ
Proposal: Demolish out-building and erect new extension
Reference No: 04/04238/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One representation has been received from the adjoining neighbour at 22 Abercorn Terrace with concerns about loss of light, and non-planning issues.

Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.

Planning Policy

The property referred to in this application is identified in the North East Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenity are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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

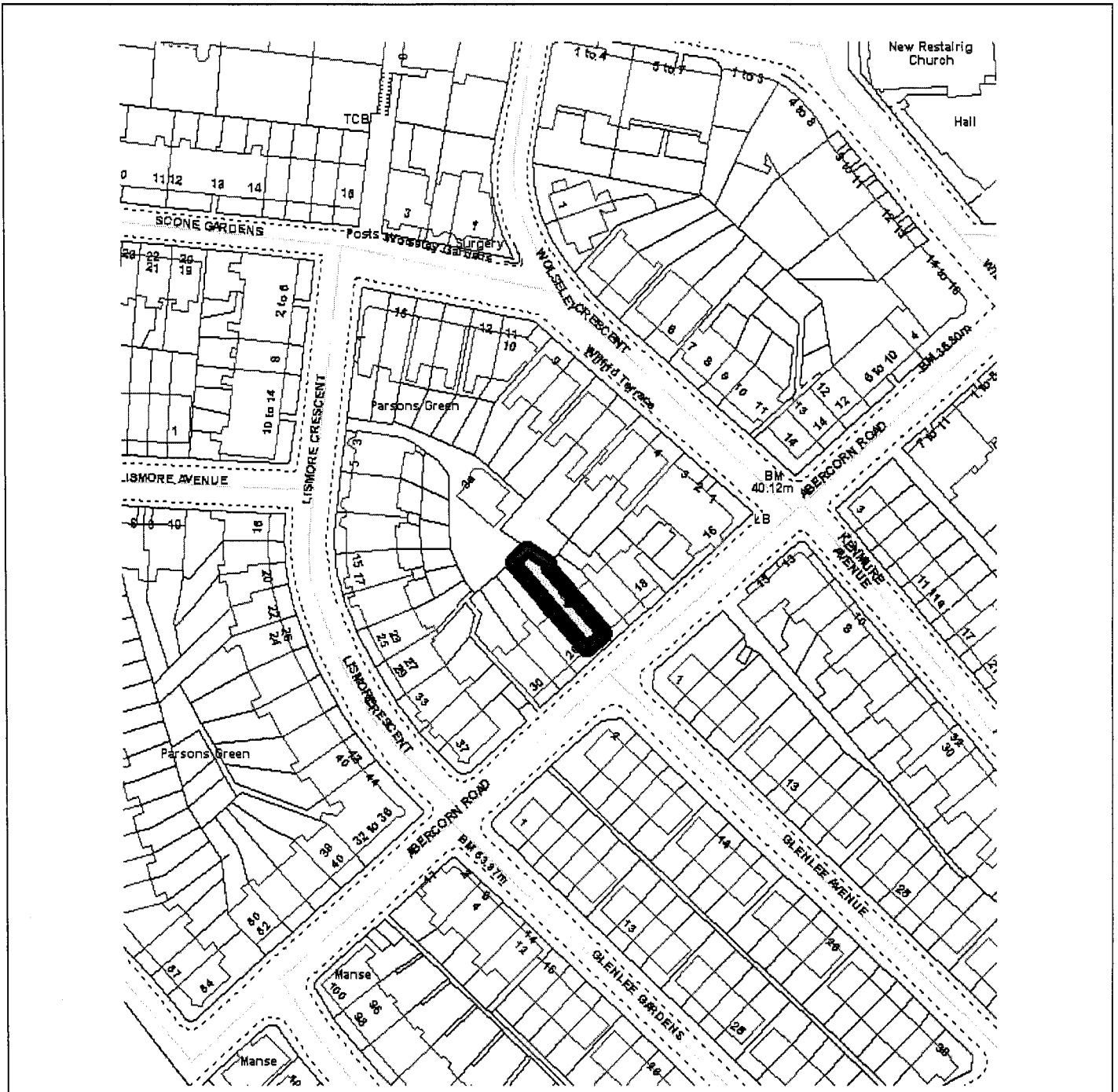
To recommend that **Granted** subject to the following

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.



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PLANNING APPLICATION

Address	24 Abercorn Road, Edinburgh, EH8 7DJ		
Proposal	Demolish out-building and erect new extension		
Application number:	04/04238/FUL	WARD	35- Meadowbank
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			