

Full Planning Application 04/01586/FUL

at

14 Balfroon Loan

Edinburgh

EH4 7JY

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

1 Purpose of report

To consider application 04/01586/FUL, submitted by Mr Jackson. The application is for: **Removal of existing single storey (external) storage areas and formation of single storey extension (as amended) to side and rear of existing property**

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

2 The Site and the Proposal

Site description

The site lies on the west side of Balfroon Loan and relates to a two storey property within a residential area.

Site history

None apparent

Description of the Proposal

Scheme 1

The application proposes the demolition of an existing store to the side of the property and the erection of a two storey wrap around extension to the side and front to form a dining room, bedroom and porch on the ground floor and a bedroom and study on the first floor.

The extension measures 5.7 metres wide to the front and 3 metres wide to the rear, 8.2 metres deep and 7.6 metres high. It projects 1.2 metres from the front wall of the house.

Scheme 2

The application has been amended to form a flat roofed single storey extension to the side and rear to form a living room and kitchen measuring 5.3 metres wide, 4.7 metres deep from the existing rear wall of the property, 9.1 metres deep overall and 2.7 metres high.

The proposed materials are dark brown roofing tiles and render painted white to match the existing.

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 not comply with the development plan are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues the Committee need to consider

- (a) whether the scale and design are satisfactory given the setting of the site;
- (b) whether the amenity of any nearby resident will be adversely affected by the proposed development

(a) The proposal is subservient to and relates to the original building in terms of the proposed materials and its design. The proposed windows correspond with the existing window style. The rear extension does not occupy more than one third of the applicant's original garden area. The side extension has been set back from the front line of the existing dwelling to give clear definition between the new design and the existing design in accordance with the Policy Guidelines on House Extension and Alterations.

(b) The proposed rear windows would lie more than 9 metres from the boundary, the windows to the side (north) would lie 3 metres from the boundary with No.12 Balfron Loan where it is proposed to erect 2 metres high fencing to avoid any overlooking of neighbouring gardens. There are no

windows facing the objector's property. There would be no overshadowing as the proposal has been reduced to single storey.

The applicant has certified that he owns all the land to which this application relates, so the dispute over the boundaries requires to be resolved through legal channels.

There would be no adverse effect on residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Zochowska - Monday To Wednesday Only on 0131 529 3794 (FAX 529 3716)
Ward affected	13 - East Craigs
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	30 April 2004
Drawing numbers/ Scheme	7-12

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, Helen Martin on 0131 529 3517. Email: helen.martin@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 14 Balfour Loan
Edinburgh
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Proposal: Removal of existing single storey (external) storage areas and formation of single storey extension (as amended) to side and rear of existing property
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Consultations, Representations and Planning Policy

Consultations

Representations

One letter of objection has been received. The grounds of objection relate to

- two storey extension and the length of the extension to the side of the objector's front garden
- loss of private view
- loss of sunlight
- overshadowing garden ground

Amended plans were submitted and a further letter was received. The additional grounds of objection are a dispute over boundaries and devaluation of the objector's property.

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 site lies in a Mainly Residential Area of the North West Edinburgh Local Plan where the existing residential character and amenities are to be protected. The site also lies within the Urban Area of the Draft West Edinburgh Local Plan.

Relevant Policies:

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to

lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **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.

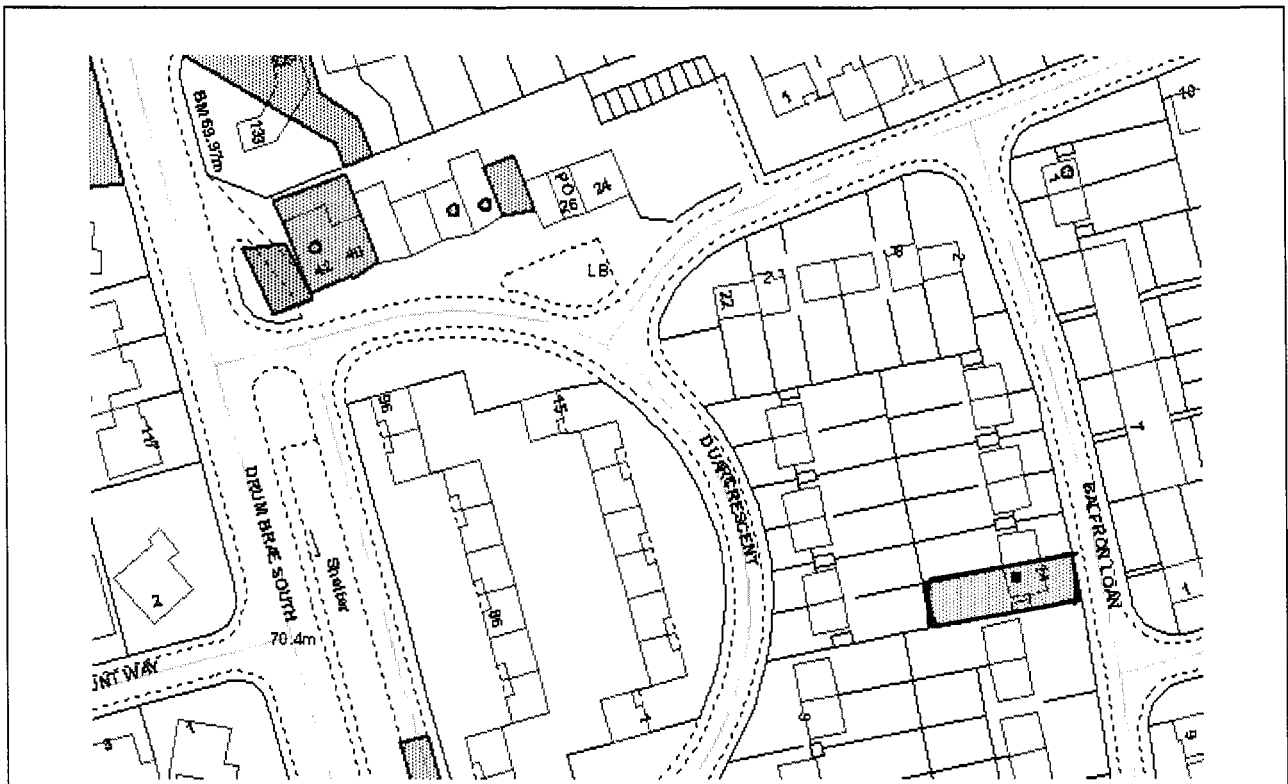
End

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Location Plan



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