

**Full Planning Application 04/03451/FUL**  
at  
**168 Alnwickhill Road**  
**Edinburgh**  
**EH16 6NG**

---

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

**2 February 2005**

---

**1 Purpose of report**

To consider application 04/03451/FUL, submitted by Mr + Mrs Milne. The application is for: **Alter and extend dwelling and garage (in retrospect)**

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

**2 The Site and the Proposal**

**Site description**

The property is a 1930s bungalow on a corner plot. It has been substantially extended to the side with a full, hipped roof clad in Rosemary tiles. There are piended dormers to front, side and rear. It has a double garage to the rear with hipped roof including attic space.

The neighbouring bungalow to the side is of the smaller original size typical of the street. The bungalow on the facing corner has been extended in in a similar manner to the application property. There is an estate of two-storey housing to the rear.

## **Site history**

12 December 1973 - Planning permission was granted for a two-roomed, flat-roofed side extension. A double garage and small rear extension were already in place at that time.

9 May 2003 - Planning permission was granted for a hipped-roof side extension, with side and rear dormers, and an extension to an existing, detached double garage at the rear, including a hipped roof with attic space and rooflights (03/01074/FUL).

## **Description of the Proposal**

This is a retrospective application to regularise amendments to the previous consent granted in May 2003. The modifications include increased width (2.7 metres) to the new dormers and the addition of a pitched roof to an earlier front dormer, the erection of a small rear extension (2.6 x 3.8 metres with hipped roof) and the addition of two rooflights in the house and garage. All works are finished in roughcast and red, plain clay tiles to match the original house.

## **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 needs to consider whether the proposals a) are in keeping with the character and appearance of the area and b) affect neighbouring residential amenities.

a) The larger dormers comply with the dimensional criteria in the House Extensions guidelines. They are also better proportioned, in relation to the extended roof profile, than those originally proposed and improve the appearance of the development. While dormers are located on three planes of the roof, their separation, combined with the articulation of the roof profile, ensure that they do not dominate the roof form.

The small rear extension is unobtrusive in relation to the street scene and does not detract from the setting of the house within its curtilage.

b) The larger dormers do not raise daylighting issues. The rear extension is less than 4 metres in depth and complies with daylighting standards at the boundary and in relation to neighbouring windows.

The proposal complies with privacy standards.

In conclusion, the modifications enhance the appearance of the extended property and comply with amenity standards.

It is recommended that the Committee approves this application.

#### ADDENDUM

The application was continued by the Committee on 2 February 2005 for further clarification on whether the proposal impinges on the adjoining residential property.

The additional rear extension at the NW corner of the house, is inset from the mutual boundary by 1 metre and does not overhang the neighbouring property or infringe daylight or privacy standards.

The double garage which has been built at the foot of the garden has a side wall which has been built up from the mid-line of the original garden boundary wall. This is in accordance with the previously approved drawings (application 03/01074/FUL) and is not the subject of the current application (which is to regularise the position in respect of the rear extension and enlarged dormers only). If there has been an infringement of property rights, this is a legal matter which would need to be taken up by the parties concerned. It would be inappropriate to use planning legislation to safeguard these rights.

It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Ian Smith on 0131 529 3555 (FAX 529 3706)
<b>Ward affected</b>	53 - Alnwickhill
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	26 October 2004
<b>Drawing numbers/ Scheme</b>	01-09 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon (0131) 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto: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 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 168 Alnwickhill Road  
Edinburgh  
EH16 6NG

**Proposal:** Alter and extend dwelling and garage (in retrospect)

**Reference No:** 04/03451/FUL

---

## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbours were notified on 9 September 2004.

One neighbour has replied objecting to the dominating scale of the development, to overshadowing and to encroachment on his property.

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

In the Finalised draft of the replacement South East Edinburgh Local Plan the site is in the designated 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 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.

Appendix B



**Application Type** Full Planning Application  
**Application Address:** 168 Alnwickhill Road  
Edinburgh  
EH16 6NG

**Proposal:** Alter and extend dwelling and garage (in retrospect)  
**Reference No:** 04/03451/FUL

---

**Conditions/Reasons associated with the Recommendation**

**Recommendation**

To recommend that this application be **Granted**

---

End

## Appendix C

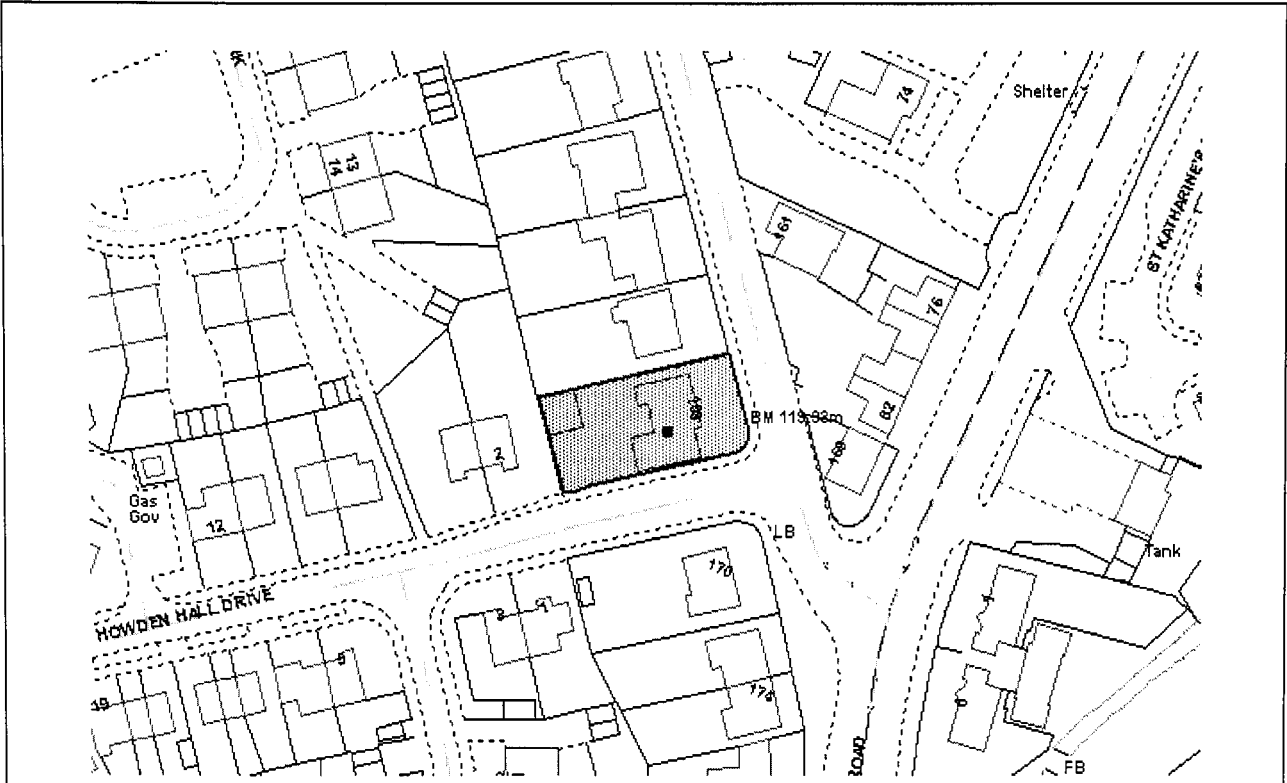


**Application Type** Full Planning Application

**Proposal:** Alter and extend dwelling and garage (in retrospect)

**Reference No:** 04/03451/FUL

### Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.