

Full Planning Application 04/04642/FUL
at
47 Captain's Road
Edinburgh
EH17 8HP

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

1 Purpose of report

To consider application 04/04642/FUL, submitted by Mr + Mrs Pettersson. The application is for: **Proposed side extensions and rear timber hut to single storey**

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 a semi - detached bungalow on the south side of Captain's Road and opposite the Marmion Public House and Gracemount Leisure Centre. The white painted harled bungalow has a slated hipped roof and a front bay window. The front garden has been hard landscaped with a run in to the side. A fence topped by the neighbours hedge (approximate height 3.0m) provides the boundary. The rear garden, 18m by 13.0m, is well screened. The house has been previously extended under permitted development rights, with the construction of a conservatory on the rear elevation.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the construction of a single storey extension on the side elevation and a timber hut at the rear of the garden. The proposed extension is 17.9m long and is set in from the front and rear building lines by 1.0m, with the hipped slate roof set down from the ridge-line by 0.5m. The materials of harled walls and slate roof will match the existing. The side extension is the full width from the current building line to the boundary and will be adjacent to the neighbours garage and conservatory. The timber hut is to be located in the NW corner of the garden and has dimensions of 4.0m by 4.0m by 2.625m.

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 these determining issues, the Committee needs to consider whether:

(a) the proposed extension and garden shed will adversely affect the character of the existing building and the surrounding area.

(b) neighbouring amenity will be adversely affected.

(a) the proposals comply with the relevant Local Plan Policies and the Council's Non Statutory Guidelines. The design of the side extension is subservient to the original house and the materials selected are satisfactory in this location. The hut takes up a small proportion of the garden. The proposals will not have a detrimental impact upon the character of the existing building or the wider area.

(b) Concern has been expressed by the neighbour over loss of light to side windows. However, the proposal is in compliance with council policies relating to gable to gable situations. The neighbouring amenity will not be adversely affected by this proposal.

In conclusion, the proposals for the formation of a side extension and a garden shed are of a satisfactory design and will not have a detrimental impact upon the character of the building or the wider area or the amenity of neighbouring property.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

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	54 - Kaimes
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Residential
Date registered	24 December 2004
Drawing numbers/ Scheme	1 - 10 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 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

Appendix A



Application Type Full Planning Application
Application Address: 47 Captain's Road
Edinburgh
EH17 8HP
Proposal: Proposed side extensions and rear timber hut to single storey
Reference No: 04/04642/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Representations have been received from the immediate neighbours in Captains Road. Having viewed the plans the neighbours at No 49 do not wish to object. The neighbour at No 45 wishes to object on the grounds of loss of light.

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

The property is within the 'Urban Area' of the Finalised South East Edinburgh Local plan. policies DQ6 (design) and DQ19 (alterations and extensions) apply.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

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

Appendix C

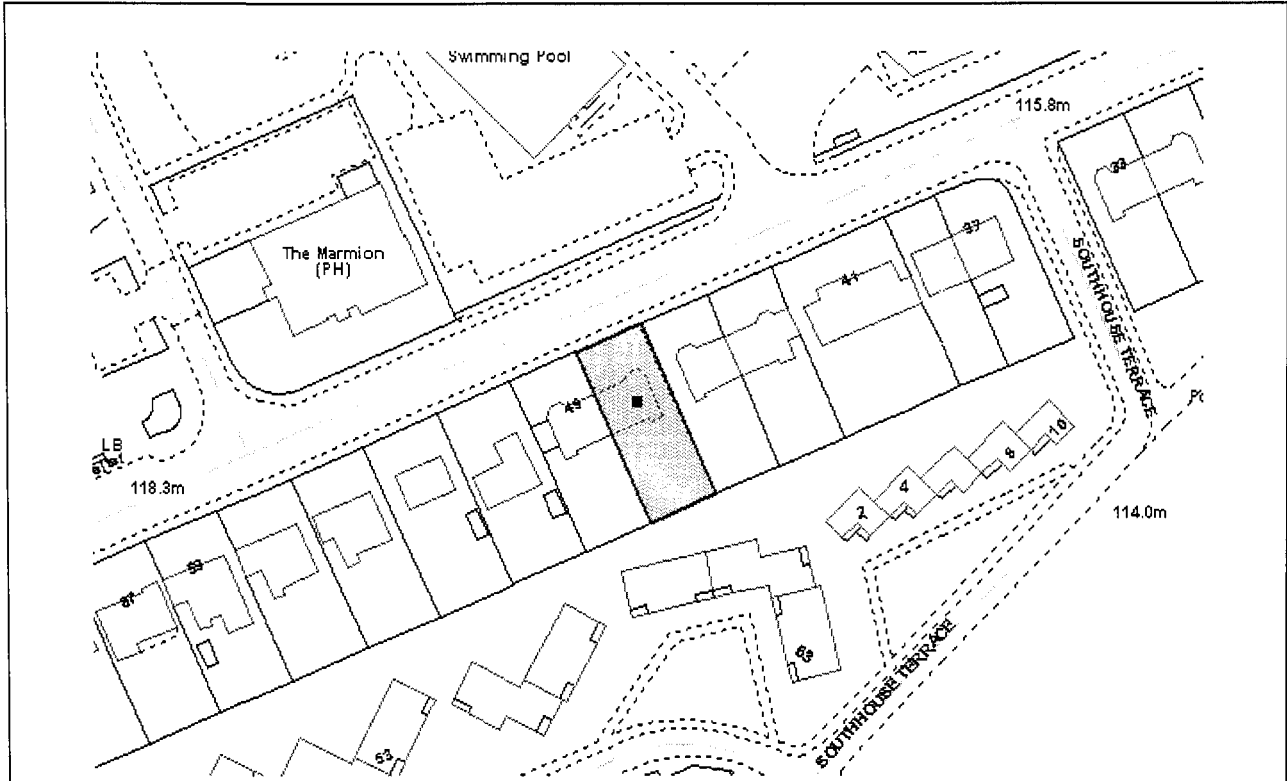


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Location Plan



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