

## Full Planning Application 04/04523/FUL

at

5 Corstorphine Hill Road

Edinburgh

EH12 6JZ

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

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#### 1 Purpose of report

To consider application 04/04523/FUL, submitted by Mr + Mrs Scott. The application is for: **Alterations to existing dwelling house, including new roof dormers, new ground floor garden room, replacement single garage and internal alterations**

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

#### 2 The Site and the Proposal

##### Site description

No.5 Corstorphine Hill Road is a bungalow with residential accommodation provided within the roofspace. The property is constructed in artificial stone with a slated roof.

The property has a bulky box dormer to both the front and the rear.

The ground level rises by a metre and a half on the boundary with the property to the north and drops by a metre on the boundary with the property to the south.

## Site history

04/03434/FUL Alterations to existing dwelling house, Withdrawn 07/12/04

## Description of the Proposal

The applicant seeks planning permission to alter the roof form of the existing dwelling to create a gabled roof, to create new dormers within the roofspace, to erect a replacement garage and store and to construct a new single storey extension to the rear.

The proposed alterations are constructed mostly in materials to match the existing dwelling but include the use of glass and zinc in the dormers and in the new single storey extension.

## 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

- a) Whether the development is in keeping with the character of its surroundings and
  - b) Whether neighbouring residential amenities are safeguarded.
- a) The proposed alterations include the removal of the existing hipped roof in favour of a gable with new dormer windows created within the front and rear elevations.

The conversion of the pyramidal roof form has previously been approved and implemented to the north at numbers 11 and 13 Corstorphine Hill Road. While previous precedent is not considered to support a departure from more recent policy guidance, in this case the proposal continues the existing eaves height and does not result in any significant new wallhead above eaves level.

The new roof form is not out of scale and character with the surrounding area.

The proposed dormers take up less than 50% of the roof plane and are adequately set back from the ridge and gables. The small front and rear dormers are adequately set back from the eaves.

The main rear dormer has been specifically designed with an element projecting beyond the line of the eaves. This part of the extension does not meet with the Council's non-statutory planning guidelines.

The applicant has submitted a design statement to support the contemporary design proposal. The applicant contends that this element of the extension is neither a conventional dormer or a conventional two-storey extension. The projecting element is considered as a relatively small architectural feature constructed of zinc and glass designed to tie in the roof form with the single storey element below.

While large box style dormers are not accepted, the applicant has demonstrated that the two storey element is a light architectural feature of an innovative design and high quality construction which does meet with the spirit of the planning policy guideline.

The single storey extension partially extends more than one third of the garden depth, but for less than half of the garden width.

In addition these will still be more than 9m to the rear boundary, so the proportion of garden to be developed is acceptable, as are the design and finishes.

b) Overshadowing from the proposed gable roof lies gable to gable with the neighbouring properties.

The new garage/store extends less than 4 metres from the rear of the property.

The projecting two-storey element and single storey garden room extension do not create any significant overshadowing

Overall, the proposals do not result in any significant overshadowing in excess of the Council's non-statutory planning guidelines.

Windows at ground floor level are either screened by existing boundary treatments or lie gable to gable with neighbouring properties.

At the upper level the new feature gable window to the south looks over the side of the neighbouring dwelling and does not result in any loss of privacy in excess of planning guidelines.

At the closest point windows within the two-storey projecting feature lie 7.8 metres from the southern boundary. However the windows are angled such

that their direct view is outwith 9 metres. The shape, angle and distance from the boundary is considered sufficient to prevent any significant loss of privacy from the neighbouring property.

The application proposes the removal of the main part of an existing garage and the proposed alteration and extensions do not result in the development of more than one third of the rear garden area.

#### Conclusion

The proposed alterations present an innovative high quality design solution which complements the existing building and safeguards neighbouring amenities.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Steven Black on 0131 529 3904 (FAX 529 3716)
<b>Ward affected</b>	14 - North East Corstorphine
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	15 December 2004
<b>Drawing numbers/ Scheme</b>	01-06

**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, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto: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](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:** 5 Corstorphine Hill Road  
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**Proposal:** Alterations to existing dwelling house, including new roof dormers, new ground floor garden room, replacement single garage and internal alterations

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One letter of representation has been received objecting to the application. The grounds of objection can be summarised as follows:-

Overshadowing  
Unsightly appearance

***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 application site lies within a mainly residential area within the adopted North West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

#### Relevant Policies:

##### North West Edinburgh Local Plan

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.

## Draft West Edinburgh Local Plan

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**

### 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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End

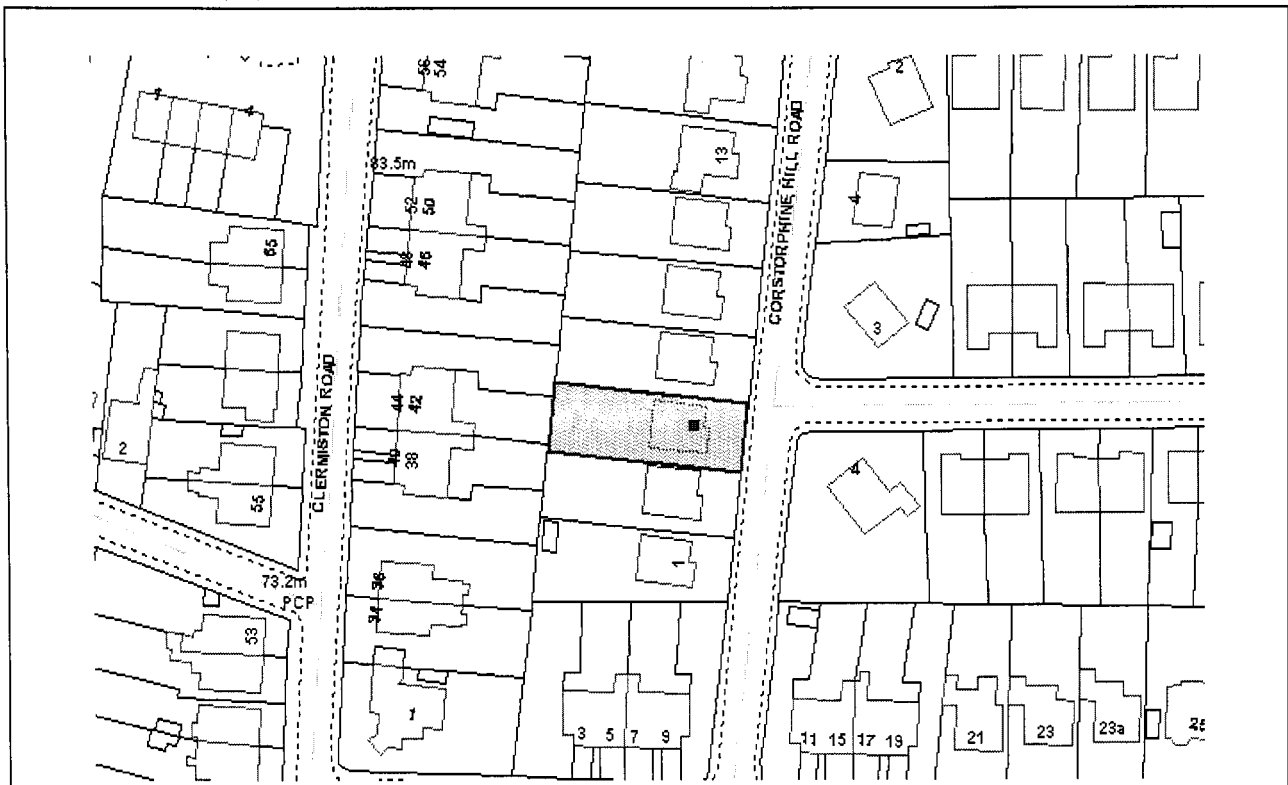


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**Location Plan**



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