

## Full Planning Application 04/04380/FUL

at

10 Featherhall Avenue

Edinburgh

EH12 7TQ

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Development Quality Sub-Committee  
of the Planning Committee

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### 1 Purpose of report

To consider application 04/04380/FUL, submitted by Mr Afzal. The application is for: **Change of use from office to domestic dwelling and proposed 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 site comprises a detached, single storey property on the west side of Featherhall Avenue. It lies at the junction with Featherhall Crescent North. It has a slate roof and harled walls.

There is a parking area to the rear accessed off Featherhall Crescent North.

#### Site history

May 1992 Planning permission was granted for the change of use from a dental surgery and flat to a dental surgery. (90/02897/FUL)

March 1999 Planning permission was granted for alterations to the dwellinghouse attached to dental surgery. (99/00286/FUL)

April 1999 Planning permission was granted for change of use from dental surgery and flat to office and call centre for receiving calls from sheltered housing/ specialist housing. (99/00563/FUL)

September 1999 Planning permission was granted for alterations and installation of air conditioning units. (99/01857/FUL)

### **Description of the Proposal**

It is proposed to form a dwelling and extend the existing property to the rear. It would measure: 7.1 metres long by 6.3 metres wide and would have a maximum height of 6.3 metres.

The proposal would involve a garage at ground floor level with a bedroom within the roof.

The existing roof would be converted to living accommodation to provide 2 additional bedrooms and a bathroom. An additional rooflight would be provided in the front roof elevation.

Materials: roughcast to walls to match existing; slate to roof.

## **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) There would be any objection to the loss of an office use.
- b) The design of the proposal is acceptable;
- c) There would be any adverse effect on the amenity of nearby residential property; and
- d) The proposal would be detrimental to road safety.

a) The property is in a predominantly residential area. It is also within an area defined for residential purposes in the adopted local plan, and in the urban area in the draft local plan. There is no objection to residential use of the property.

b) The proposed extension would take up approximately 34% of the rear garden area of the property. This would be in accordance with the Councils Guidelines on House Extensions.

The extension would be set down from the top of the existing ridge by 1.2 metres, and the roof design is broken up by the form and modelling over the garage facing the road.

Whilst the extension would be clearly visible from Featherhall Crescent North, it would not be overly dominant nor would it detract from the street scene. It would be subservient to the existing property. It is sited wholly within the existing car parking area, an area of which will be restored to garden ground behind the extension. While this area is below one third of the rear garden it is acceptable in the circumstances.

Materials proposed are acceptable.

In terms of design and materials the proposed development would be acceptable.

c) The proposed extension would be within the gable zone of the adjacent residential property to the west. There would therefore be no adverse overshadowing to this neighbouring property. There would be no adverse overshadowing to the property to the north. New habitable room windows face the street and so there is no reduced privacy.

In conclusion, the proposal will not adversely affect the character of the area on residential amenity.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson on 0131 529 3990 (FAX 529 3716)
<b>Ward affected</b>	24 - South East Corstorphine
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	22 December 2004
<b>Drawing numbers/ Scheme</b>	1-8 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, 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)

## Appendix A



**Application Type** Full Planning Application

**Application Address:** 10 Featherhall Avenue  
Edinburgh  
EH12 7TQ

**Proposal:** Change of use from office to domestic dwelling and proposed extension

**Reference No:** 04/04380/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations have been carried out for this development.

### Representations

One letter of representation has been received to the proposal. Points raised are as follows:

1. Does not conform to local plan policies.
2. Detached bungalow on prominent corner.
3. Adjacent to Conservation Area.
4. Overdevelopment of site.
5. Out of keeping with area.
6. Adverse effect on streetscape.
7. Contravention of Councils guidelines and out of keeping with the traditional development pattern of area.

***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

#### North West Edinburgh

Mainly residential

#### Draft West Edinburgh

Urban area

Relevant Policies:

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.

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.

## 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.

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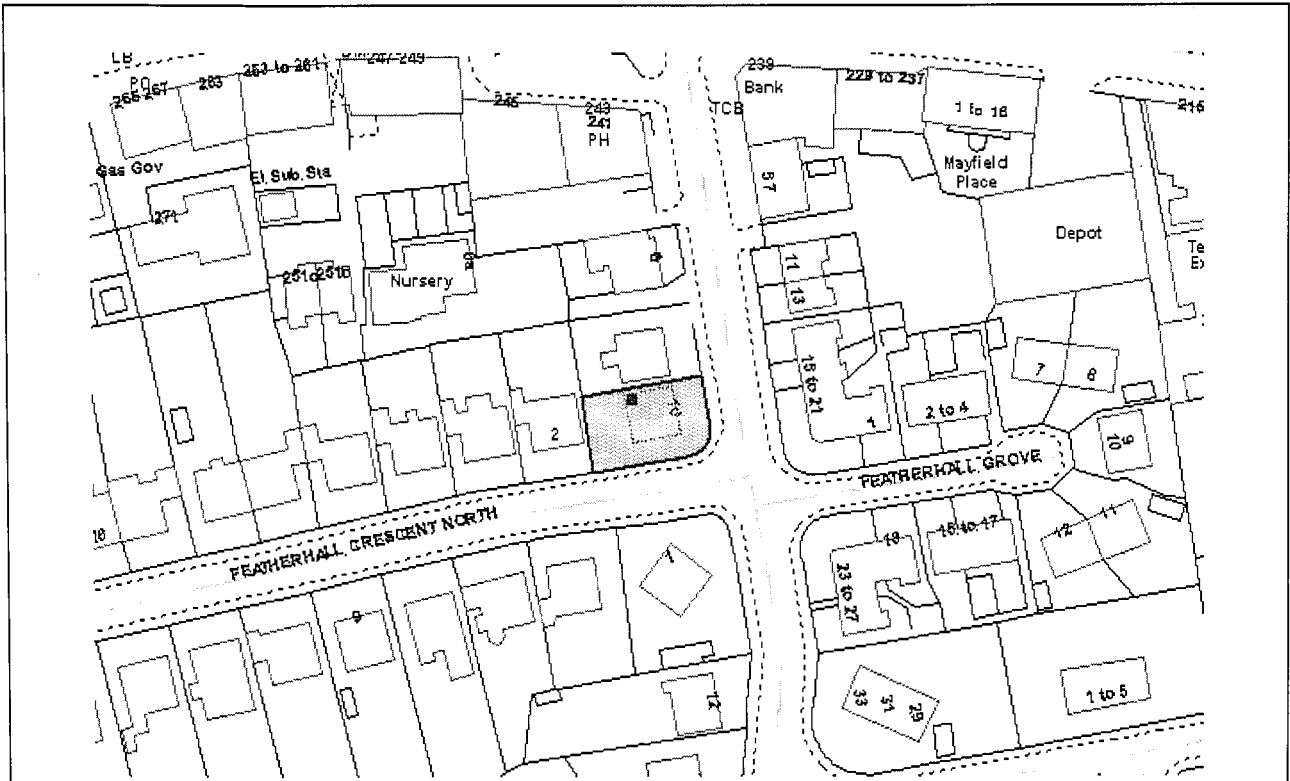
End

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### Location Plan



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