

**Full Planning Application 04/04462/FUL**  
at  
**28 Woodfield Avenue**  
**Edinburgh**  
**EH13 0HX**

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

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**1 Purpose of report**

To consider application 04/04462/FUL, submitted by Mr + Mrs Phillips. The application is for: **Proposed extension to side of existing house (two storey)**

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

**2 The Site and the Proposal**

**Site description**

28 Woodfield Avenue is a two-storey semi-detached dwellinghouse.

The dwelling is located on a hill with a gradual slope running downhill from south to north.

The extension is proposed above an existing single storey garage.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The applicant seeks planning permission for a two-storey extension to the side of the dwellinghouse. The existing garage will be demolished.

Scheme 2

The extension was altered to provide a set back from the frontage of the building.

## **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 side extension is set back 0.5m from the frontage of the dwelling and remains in keeping with the form and character of the existing house.

The ridge of the extension sits slightly below the existing ridge and below the ridge of the adjacent neighbour which has a different roof form. In accordance with the Council's guideline, the extension does not result in a visual terracing effect.

b) The extension lies in a gable to gable position with the neighbouring property and overshadowing does not exceed the Council's non-statutory guidelines.

There are no new windows created closer to the boundaries than those of the existing dwelling and the proposed extension is not considered to result in any loss of privacy in excess of the Council's guidelines.

The extension is in keeping with the character of the dwelling and the surrounding area and adequately safeguards neighbouring amenities.

It is recommended that the Committee approve 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>	43 - Colinton
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	10 December 2004
<b>Drawing numbers/ Scheme</b>	03-04

#### **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:** 28 Woodfield Avenue  
Edinburgh  
EH13 0HX

**Proposal:** Proposed extension to side of existing house (two storey)

**Reference No:** 04/04462/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

A petition letter containing 3 signatures has been received raising the following issues:-

Construction noise  
Overshadowing

***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 South West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

### Relevant Policies:

#### South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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.

## 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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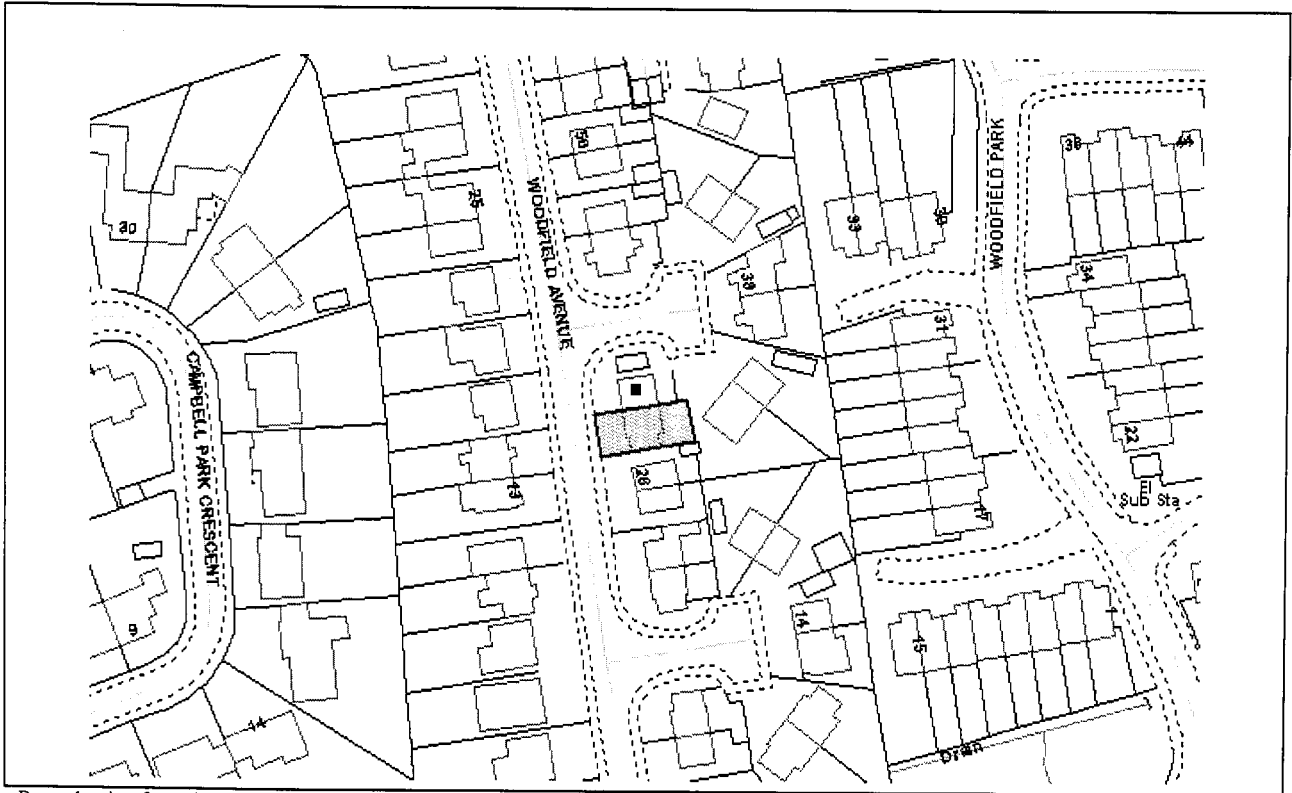
**End**

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**Location Plan**



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