

**Full Planning Application**  
**at**  
**47 Braid Farm Road**  
**Edinburgh**  
**EH10 6LE**

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

**Proposal:** extension to existing dwelling house

**Applicant:** Ms And Mr McQueen

**Reference No:** 03/04714/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The extra accommodation shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

## **2 Main report**

### **Site description**

The property is a detached L-shaped villa on the north side of the road, close to the junction with Braid Hills Road. To the north is the Hermitage of Braid, and on all other sides are detached dwelling houses. The land slopes fairly steeply down to the north. The property to the east, Braid Farm House is covered by a tree preservation order. The applicant runs a business from home in a room to the rear of the property.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposal is for a two and a half storey rear extension to the dwellinghouse, and a single garage to the front.

The original submission was a three-storey extension providing a garage at the garden level, a new kitchen at the middle level and a bedroom at the upper level. The footprint of the extension was 6.7m wide (narrowing to 4.6m at upper levels) by 7.1 metres deep.

Scheme 2 amended the proposals to a two and a half storey extension. The accommodation is as before, and a small balcony has been added for the middle floor. The footprint of the extension was 6.7m wide (narrowing to 4.3m at upper levels) by 6.1 metres deep.

The north east facing window has been removed from the bedroom at the higher level, and has been replaced by a north west facing dormer. The middle floor kitchen window has been reduced in width. The gable of the extension has been amended so as to retain the form of the existing rear gable. Originally it had been proposed to flatten the profile and raise the eaves. The depth is now 5.3 metres.

Scheme 3 added a large single garage with pitched roof attached to the front gable of the property.

All new works are to be finished to the same specification as the existing house, with white roughcast walls, and slate roofs. Existing windows are upvc.

### **Consultations**

No consultations undertaken.

## **Representations**

Three letters have been received from residential neighbours. The issues raised are:

1. The proposals are too high due to the steep slope to the rear
2. Overshadowing
3. Business use being carried out in the property, could be intensified by this proposal
4. Loss of privacy

## **Policy**

The site is identified by both the DRAFT WEST & SOUTH WEST EDINBURGH LOCAL PLANS as being within a residential area.

### Relevant Policies:

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

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.

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' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

## **3 Conclusions 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 take account of the following specific considerations:

- a. Are the proposals of an appropriate form?
- b. Do the proposals have any adverse effect on neighbouring residential amenity in terms of overshadowing or privacy?

a. The revised proposals fully respect the character and appearance of the existing dwellinghouse. The extension is exactly the same outline as the existing protruding rear gable, with windows of a similar size and style. The new dormer will match the design of the existing dormer on the rear roof plane. The materials will match those of the existing house.

The rear boundary of this property is 40 metres from the existing rear elevation at the point where the extension is proposed, and so there is plenty of scope to extend whilst maintaining the spatial character of the area.

The erection of a garage to the front of a dwelling is not normally an acceptable solution. However, this property is set back 20 metres from the street and is on the outside of a bend in the road. The adjacent house has erected a garage to the front, and the house to the right projects forward of the application premises. Under these circumstances it is considered that a garage in this location will not detract from the character of the street. The existing lean to carport will be removed. The garage is bigger than a standard single garage as the applicant requires wheelchair access to and from the car when parked in the garage.

The proposals are considered to respect the character and appearance of the area.

b. The original proposal gave some cause for concern with regards to overshadowing of the adjacent property, and privacy from the high level window proposed. This is due to the alignment of the boundary which turns inwards by 34° at a point 5 metres beyond the rear elevation. The revised scheme has deleted the high level window and has reduced the middle floor window to the same size as the existing window. The length of the extension has also been reduced by one metre, and the eaves have dropped by 1.5 metres. This has significantly mitigated these two concerns to an extent where the proposal is considered to be acceptable. The middle floor window looks out in the same direction as the existing window, although it will now be 4.8 metres closer to the boundary with 49 Braid Hills Road (Braid Farm). The boundary is very well screened with mature trees. These trees are protected by a Tree Preservation Order,

which is in place for the grounds of Braid Farm House. The shortest distance at present between this property and that at 49 Braid Hills Road corner to corner) is 25.3 metres.

The other adjoining neighbour at 49 Braid Farm Road has expressed concerns about overshadowing. The proposed extension is 5.3 metres deep with a maximum eaves height of 5 metres, at a distance of 2.6 metres from the boundary, and is to the north west of the neighbours' garden. It will only be overshadowed slightly, towards the evening. The shape of the neighbours' garden is such that this would only effect a very small area in the corner, which is already heavily shaded by mature trees. The overshadowing is therefore not considered to be significant. This neighbour has submitted a photograph with an image of what they consider to be the effect of the proposed extension. This is based on the initial larger proposal, and the accuracy cannot be guaranteed.

There will be no undue impact on the amenity of adjacent residential property.

The applicant runs a business from a room in the house and there have been concerns raised about the business operations being extended into this extra floorspace. A condition is recommended to ensure that the extra accommodation is used for purposes ancillary to the enjoyment of the dwellinghouse.

It is recommended that the Committee approves this application, subject to the conditions stated.

  
**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)

**Ward affected** 51 -South Morningside

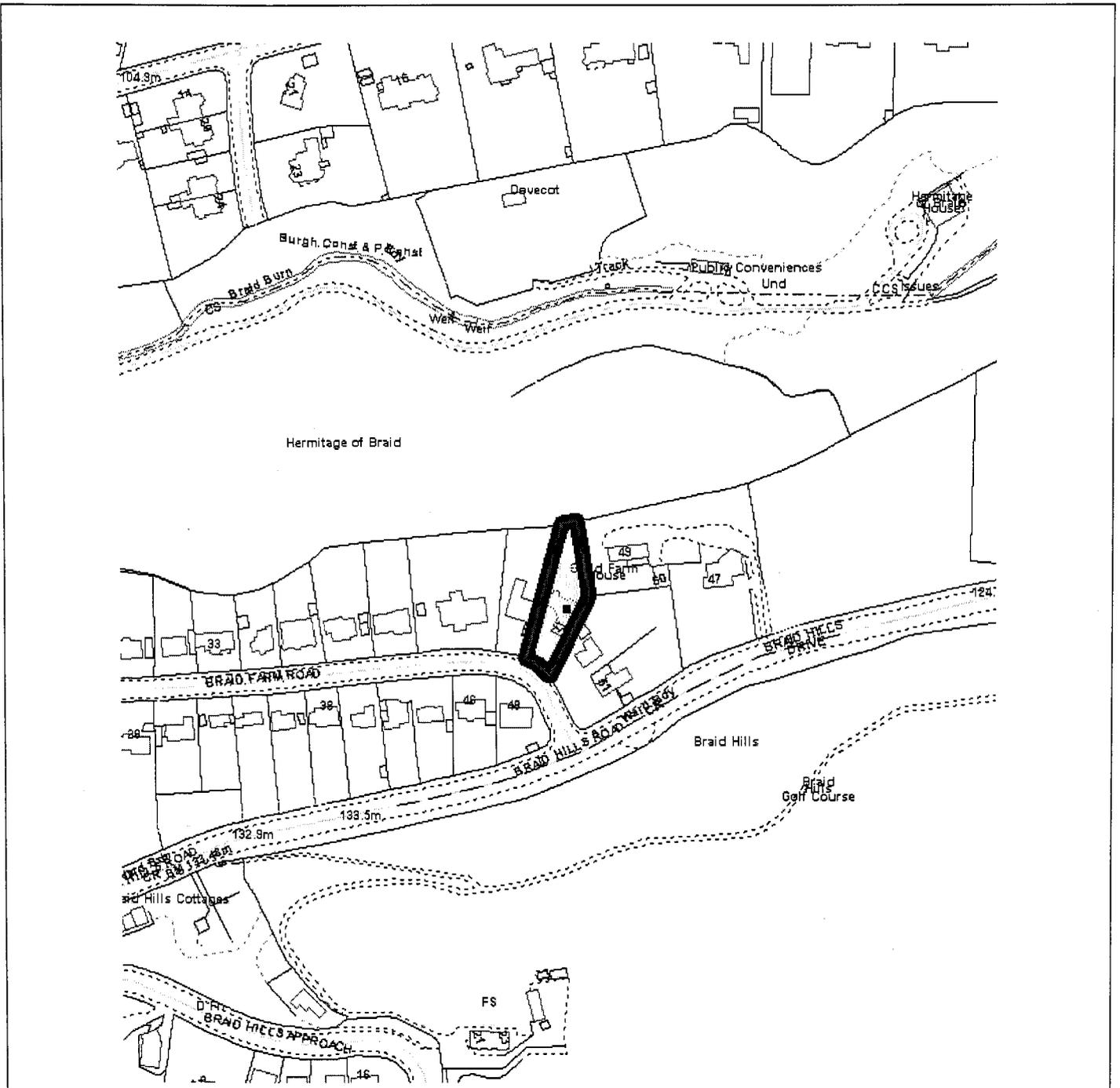
**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Residential

**File** AF

**Date registered** 24 December 2003

**Drawing numbers/  
Scheme** 05,06,10,13,14  
Scheme 3



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# **PLANNING APPLICATION**

<b>Address</b>	<b>47 Braid Farm Road, Edinburgh, EH10 6LE</b>		
<b>Proposal</b>	<b>extension to existing dwelling house</b>		
<b>Application number:</b>	<b>03/04714/FUL</b>	<b>WARD</b>	<b>51- South Morningside</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			