

**Full Planning Application
at
328 Lasswade Road
Edinburgh
EH17 8SD**

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

Proposal: Erect a one and a half-storey extension to east gable of farm house (to form garage, visitors bedroom, study office, toilet and kitchen) plus ancillary site works and relocation of oil tank

Applicant: Mr + Mrs Robertson

Reference No: 04/01436/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 extension shall be used solely for purposes incidental to the enjoyment of the farmhouse as such, and for no other purpose including use as a separate dwelling or office.
3. Sample/s of the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

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 development is compatible with Green Belt policies.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

2 Main report

Site description

The property is a detached, two-storey, mid-Victorian farmhouse. It is stone-built with gablehead chimneys and skews to the slate roof. The main elevation is plain and symmetrical, with three bays and a central door facing a formal driveway. There is a single-storey rear outshot with hipped roof and a lean-to side extension (the latter to be demolished). A new rear conservatory has been added. The building is finished in random-rubble stonework with dressed stone to architraves, quoins and skews.

There is a set of large industrial/agricultural shed units immediately to the SE of the farmhouse linked by a formal drive leading eastwards to Lasswade Road and a line of cottages. The surrounding farmland rises gently from south to north and is currently in arable use.

Site history

There is no relevant planning history for this site.

Development

It is proposed to add a single-storey (+attic) extension on the east side of the building. The extension will be stepped back 1.6 metres from the front wall of the house and an existing lean-to, side extension will be demolished. The new extension will have a gabled slate roof, with skews, and walls will be finished in random rubble with dressed-stone, all to match the existing house detailing. The accommodation will be integral to the main house and will be used to provide an office, with staff kitchen and washroom, a garage and a fifth bedroom.

Consultations

Archaeologist

There are no known archaeological constraints on this development.

Representations

There are no notifiable neighbours within 90 metres of the proposed development.

The proposal was advertised (development plan departure) on 6 August 2004.

No representations have been received.

Policy

In the draft replacement South East Edinburgh Local Plan, the site is located within the Green Belt. Relevant policies are GE1 (Green Belt), DQ6 (design) and DQ19 (Extensions).

In the South East Edinburgh Local Plan, the property is within the Green Belt. Rural character is to be maintained.

Relevant Policies:

Policy E8 establishes a presumption against unnecessary or inappropriate development in the Green Belt and protects prime agricultural land from development.

Policy E4 sets quality objectives for new development.

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

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 consider a) whether the development is appropriate in the Green Belt, b) whether the design is in keeping with its surroundings and c) whether neighbouring amenities are infringed.

a) The draft replacement local plan allows for a degree of expansion of existing houses in the Green Belt. The property is a farmhouse adjacent to a complex of agricultural buildings. The proposed extension will remain ancillary to the residential and farm use of the property and will not result in a significant intensification in the use of the site. It will not be intrusive within the farmland setting (the house nestling in a shallow dip) and will not detract from the character of the Green Belt.

b) The proposed single-storey (+attic) extension will be provided with a gabled, slate roof with skewes and clad in natural stone to match the existing building. The detailing is satisfactory. The extension will be offset in plan by 1.6 metres from the front and rear elevations and this will ensure that the symmetry and character of the original building is maintained.

c) The building is isolated in a farmland setting and does not raise any overshadowing or privacy issues.

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



BY **Alan Henderson**
Head of Planning and Strategy

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Ward affected 54 -Kaimes

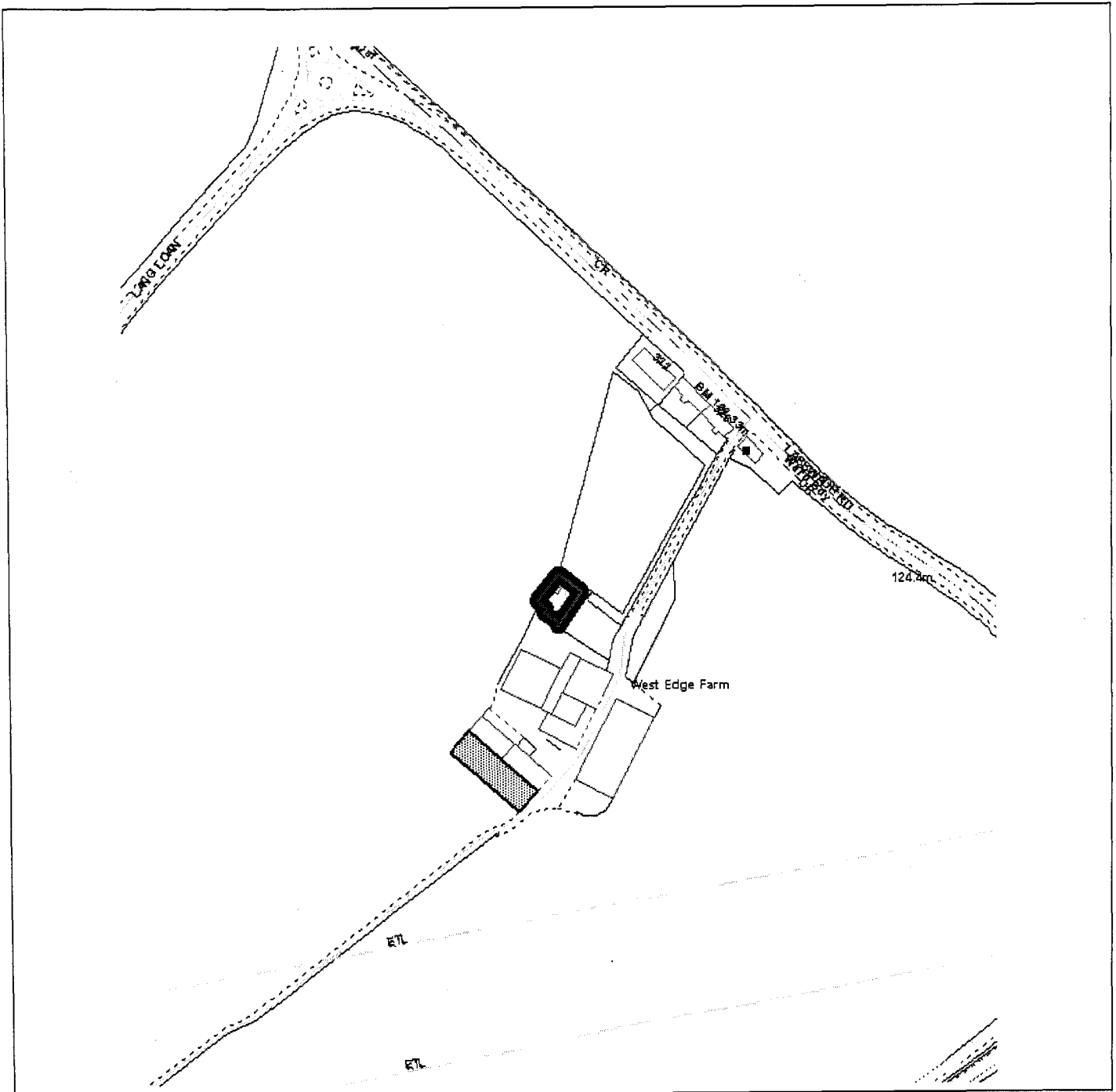
Local Plan South Eat Edinburgh

**Statutory Development
Plan Provision** Green Belt

File

Date registered 29 July 2004

**Drawing numbers/
Scheme** 01-06
Scheme 1



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			