

**Full Planning Application
at
65 King's Meadow
Edinburgh
EH16 5JP**

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

Proposal: Proposed house extension
Applicant: Mr + Mrs Lynch.
Reference No: 04/03085/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The site is a two storey semi-detached dwelling house. It is west facing and is in a modern housing estate laid out as a series of cul-de-sacs. Surrounding properties are similar dwellings.

Site history

November 2004 Application refused for a two-storey extension to the rear of the property (04/02180/FUL).

Development

It is proposed to extend the property to the side. It would be two storeys. The footprint would be approximately 2.5 metres by 7.5 metres. It would be set back 600mm from the front of the house and set down 500mm from the ridge of the house. It would have a pitched roof. The half-hip of the original house would be removed and the ridge extended to accommodate the extension.

Materials would be stone basecourse render with textured finish and red coloured pantiles all to match the existing.

Consultations

No consultations were undertaken.

Representations

One letter of representation was received from the neighbour to the north. Comments were made on the following issues:

1. Overshadowing,
2. Daylighting,
3. Inaccuracy of plans,
4. Openness of area,
5. Ability for neighbouring property to extend.

Policy

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions. 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 whether:

- a) the design of the proposal is acceptable,
- b) the proposals are detrimental to residential amenity.

a) The proposed extension is set down and back from the existing property. It is subservient to the original dwelling and would allow the neighbour to develop in a similar fashion without being detrimental to the streetscape or resulting in a terrace effect.

There are other approved two storey side extensions within the King's Meadow estate.

The materials match the existing property and are appropriate.

The design of the proposal is acceptable.

b) The windows of the extension would look out over the street or down the back garden of the property. The windows to the rear would be more than 9 metres from the rear boundary. There would be no loss of privacy.

The proposed extension would be largely within the gable to gable zone. The majority of overshadowing will be to the gable of the adjacent property with very little effect on their garden area.

The proposals would have no undue effect on residential amenity.

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

Alan Henderson

Contact/tel David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 50 -Prestonfield

Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 16 August 2004

**Drawing numbers/
Scheme** 1-2.



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PLANNING APPLICATION

Address	65 King's Meadow, Edinburgh, EH16 5JP		
Proposal	Proposed house extension		
Application number:	04/03085/FUL	WARD	50- Prestonfield

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