

**Full Planning Application
at
32 Corbiehill Crescent
Edinburgh
EH4 5BD**

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

Proposal: Proposed flat-roofed rear extension measuring 4.6 x 3.2 metres (as amended)
Applicant: Mr Sharp + Miss Smith
Reference No: 04/01724/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 property is a ground-floor flat in a 1930s four-in-a-block building which has a hipped, slate roof and brown roughcast and reconstituted stone cladding. A small rear conservatory has been added. The backgarden is 18.6 metres deep.

The upper flat has a side garage and path leading to a separate rear garden.

Site history

There is no relevant planning history for this site.

Development

It is proposed to erect a flat-roofed rear extension measuring 4.6 x 3.2 metres. The finish will be roughcast to match the existing building. (Scheme 1 was for a 5-metre deep extension with a low, pyramidal roof.)

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 7 May 2004.

The residents of the upper flat have objected on the grounds that the extension is too big and obtrusive and are concerned that it should not impinge on their part of the property

Policy

The property is in a Mainly Residential Area in the North West Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the draft West Edinburgh Local Plan, the property is within the designated Urban area. Relevant policies are DQ6 (Design) and DQ11 (Extensions).

Relevant Policies:

North West Edinburgh Local Plan

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.

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 proposal is in keeping with its surroundings and b) whether neighbouring amenities are safeguarded.

a) Although sited in a four-in-a-block property, the garden areas in this case are spacious and laid out in a relatively self-contained manner. The proposed part-width extension will only extend to 25% of the depth of the applicant's garden; its dimensions are in keeping with adopted criteria and the extension will remain subservient to the scale of the building and its curtilages. The detailed design and finishes are acceptable.

b) The proposal complies with daylighting standards in relation to neighbouring windows. Being more than 4 metres in depth, it marginally infringes the boundary daylighting criterion. However, the extension will be located to the north-east of the immediately adjoining property and will not significantly affect daylight or sunlight to that property.

Proposed back windows comply with privacy policy. A proposed side patio door will face the garden path and blank side wall of a garage within the curtilage of the upper flat and will not give therefore rise to problems of overlooking. The extension will replace an existing, smaller conservatory.

It is not appropriate to use planning legislation to preserve the outlook from the upper flat over the applicant's garden.

The extension (as amended) does not appear to encroach on to the wall of the upper flat. In any event, the grant of planning permission would not affect any ownership rights of the neighbour.

In conclusion the proposal will have no undue impact on the character of the area on residential amenity.

It is recommended that the Committee approves the application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 06 -Davidsons Mains

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 15 September 2004

**Drawing numbers/
Scheme** 01; 08-09
Scheme 2



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PLANNING APPLICATION

Address	32 Corbiehill Crescent, Edinburgh, EH4 5BD		
Proposal	Proposed flat-roofed rear extension measuring 4.6 x 3.2 metres (as amended)		
Application number:	04/01724/FUL	WARD	06- Davidson's Mains
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			