

**Full Planning Application
at
4 Blackchapel Close
Edinburgh
EH15 3SJ**

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

Proposal: Form utility room, shower room and new porch
Applicant: Mr + Mrs Grant
Reference No: 04/03290/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 application site is a modern semi - detached brick built property with harling on the upper storey and a red tiled roof. A garage is located on the side elevation and a conservatory to the rear. The front garden is open and the rear garden is bounded by an open boarded timber fence to a height of 1.8m.

Site history

Two previous applications are on file for this property:

13 September 1994 - Planning permission granted for a garage.

12 July 2002 - Planning Permission granted for the erection of a conservatory.

Adjacent Property

An application has been approved for the erection of a two storey extension on the gable to the neighbouring property at 3 Blackchapel Close immediately adjacent to this proposal. Issues regarding land ownership and the boundary line were expressed at this time (03/01134/FUL).

Development

The application is for the formation of a small front porch, and a single storey extension to the rear of the garage to provide a utility and shower room.

The proposed porch measuring 2.0m by 1.0m with a maximum height of 3.8m will be built from brick with roofing tiles to match the existing.

The cloakroom and utility room on the gable elevation will be flat roofed with a pitched end sections to match the roof profile of the original property. The footprint of this side extension is 3.0m by 4.4m with a maximum height of 4.1m. The materials selected, brick and roof tiles will match the existing. There are no windows proposed for the side wall, french doors will provide access to the rear garden.

Consultations

No consultations undertaken.

Representations

One representation has been received from a neighbour with concerns relating to loss of privacy. A further non-planning issue relates to land ownership. It has been certified that the applicant owns all the land to which the application relates and this has been confirmed in writing by the agent.

Policy

The property referred to in this application is identified in the South East Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded.

Relevant Policies:

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 these determining issues, the Committee needs to consider whether:

(a) the proposed porch and utility room will adversely affect the character of the existing property or the surrounding area

(b) whether neighbouring amenity will be adversely affected.

(a) the front porch is small and will not have an adverse impact upon the character of the property or the surrounding area. The utility room, situated on the boundary between the garage and the existing kitchen will be constructed from materials which match the existing and will not have a detrimental effect upon the property or the character of the area.

(b) the concerns expressed by the neighbours at 3 Blackchapel Close relate to loss of privacy from the previously constructed conservatory and a land ownership issue related to the location of the garage. With the proposal following the line of this garage the concerns are that the new building will be upon land in the ownership of the neighbour. This is a legal issue which needs to be resolved between the two parties involved and not a planning issue. There will be no adverse effect upon the light or privacy of the occupants of the neighbouring property resulting from these proposals.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

In conclusion, the proposals will not have a detrimental effect upon the character of the area or upon the amenity of the neighbouring property. There are no material considerations which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 58 -Duddingston

Local Plan South East Edinburgh Local Plan

**Statutory Development
Plan Provision** Residential

File

Date registered 14 September 2004

**Drawing numbers/
Scheme** 1- 12
Scheme 1



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PLANNING APPLICATION

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Proposal	Form utility room, shower room and new porch		
Application number:	04/03290/FUL	WARD	58- Duddingston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			