

Full Planning Application 06/04042/FUL
at
20 Mountcastle Green
Edinburgh
EH8 7TD

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/04042/FUL, submitted by Mr + Mrs McKenzie. The application is for: **Roof top extension and alterations**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

Site description

The application site comprises a detached two storey house within a residential area. The house is at the south east end of the street, which is characterised by houses of generally similar design and materials, but is narrower with a monopitched roof and rear single storey offshoot.

The house has a communal parking area to the rear, and a small rear garden measuring 9 metres in depth and 4.6 metres in width. There is a driveway and garden to the front.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application is for an upward extension of the existing rear single storey offshoot to within 0.4 metres of the existing roof ridge, and small additional two storey rear extension, finished in render to match the existing house on the ground floor, timber boarding on the upper level, and a metal standing seam roof. A new timber shed is to be constructed on the south east elevation, measuring 4.5 square metres and 2.3 metres in height.

There are windows in the rear elevation, and a door and upper window in the north west (side) elevation.

3 Officer's Assessment and Recommendations

Determining Issues

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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposals will adversely affect the character of the existing house, or the visual amenity of the surrounding area;
- b) There will be any adverse impact on neighbouring residential amenity.

a) The proposed extension, although unusual in form, does not adversely affect the character of the house, which is also of an unusual design and layout, and has no significant impact on the visual amenity of the surrounding area, as it is at the rear of the property. Appropriate modern design solutions are generally supported by House Extensions Guidelines. There is no significant loss of amenity space.

The proposals have no significant impact on character.

b) Daylight loss to the adjacent property to the north west is minimal, and complies with the 12.5 metre front to rear parameter. There are no significant daylight issues elsewhere.

The side facing window on the north west upper elevation is 1.2 metres from the boundary. An adjacent existing bedroom window is however to be blocked up. The net impact is therefore little different. The elevation of the facing property is blank, and the ground overlooked has little amenity value. There is consequently no significant loss of privacy. Privacy distances elsewhere are at the required standard.

The proposed shed will partially interfere with sightlines from the parking area to the road, but as traffic will be unlikely to be moving at speed at this point, there is little impact on road safety.

The proposals have no significant impact on neighbouring residential amenity.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to privacy to the north west is not, under the specific circumstances of this application, sufficient to justify refusal.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton - Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902
Ward affected	36 - Mountcastle
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	23 October 2006
Drawing numbers/	01-02; 04
Scheme	Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

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Application Address: 20 Mountcastle Green
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

Two letters of objection has been received. The material points of concern are:

- a) Issues relating to character, taken account of in Assessment (a)
 - Materials and design
- b) Issues relating to residential amenity, taken into account in Assessment (b)
 - Access to parking area, road safety.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

Draft City of Edinburgh Local Plan

Policy Des 9 – Alterations and Extensions

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

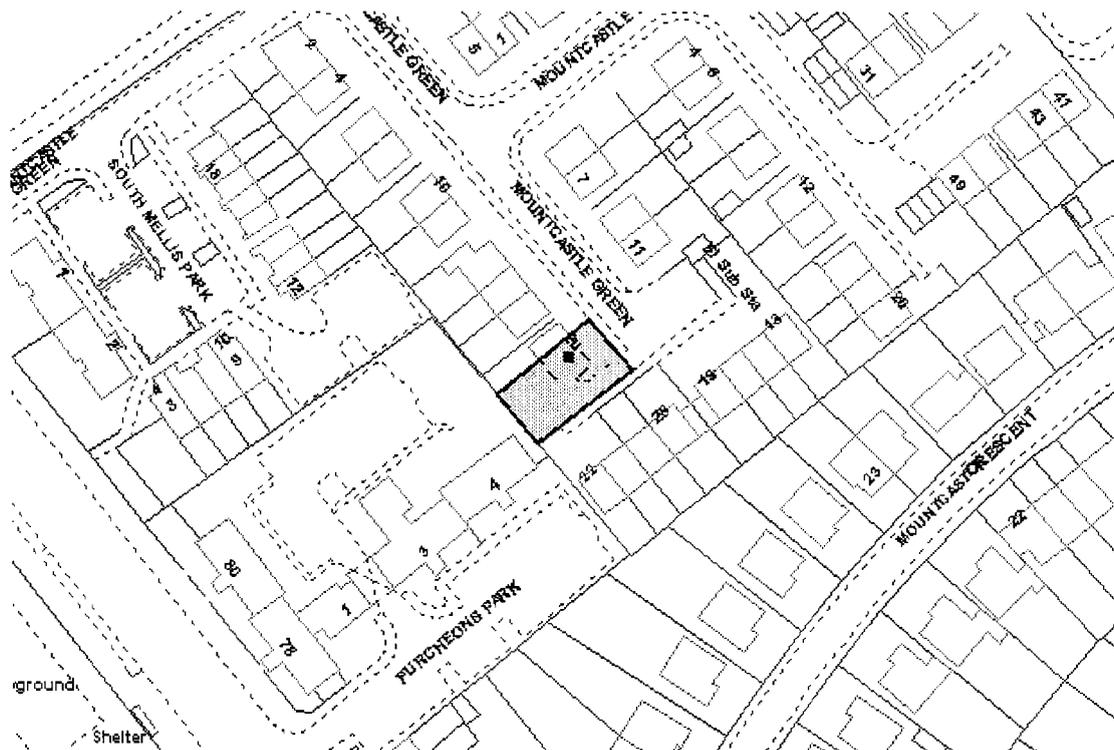
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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