

**Full Planning Application 08/01513/FUL**  
**at**  
**16 Dalhousie Terrace**  
**Edinburgh**  
**EH10 5NE**

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

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1 Purpose of report

To consider application 08/01513/FUL, submitted by Mr + Mrs Willoughby. The application is for: **Demolish existing garage at side of house and replace with extended garage with accommodation over**

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

2 **The Site and the Proposal**

**Site description**

The application site is situated on the western side of Dalhousie Terrace. The site consists of a two storey, stone built end terraced dwelling house which has a single storey garage at the side and a large garden to the rear. The rear and side of the original dwelling house of the application property is adjacent to the rear gardens of 42-46 Craiglea Drive. The rear gardens of properties located on Craiglea Drive are situated at a higher level than the application property. The surrounding area is wholly residential and typified by properties similar in character to the application property.

The property is neither listed nor located within a conservation area

## **Site History**

06.11.2001 - Planning permission granted for proposed dormer extensions (Ref: 01/03772/FUL).

## **Description of the Proposal**

The proposal involves the removal of an existing single storey garage at the side of the dwelling house to be replaced with a one and a half storey side extension, which includes an extended garage on the ground floor and a bedroom on the upper floor. The proposed materials are to be natural slate to the roof to match the existing and natural stone to the front of the extension with roughcast render to the side and rear. Three velux rooflights measuring 550mm by 980mm are proposed for the roof with two on the side elevation and one on the rear 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 plan, are there any compelling reasons for approving them?

### **ASSESSMENT**

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

- a) The scale and design of the proposal is appropriate to the scale and character of the surrounding area;
  - b) There would be a detrimental impact upon residential amenity.
- a) The total area of the applicant's property, including the dwelling house and garden area, amounts to a total area of 341m<sup>2</sup>. The combined total area of the original dwelling house and the proposed side extension amounts to a total ground area of 111m<sup>2</sup>. This amounts to 33% of the total area of the applicant's land as a result of the proposal. The proposed extension will not amount to an overdevelopment of the site.

In terms of the proposed extension being out of keeping with the character and appearance of the area, the area is characterised by a variety of extensions to dwelling houses. The extension is acceptable in principle. The materials of the proposal are to be natural stone on the front elevation with roughcast render to the side. Natural stone on the front elevation is appropriate and will be in keeping with the traditional stone built streetscape. Although roughcast render will not be in keeping with the stone built character of dwelling houses within the wider area, the houses are not listed and are not situated within a conservation area. The side and rear elevations of the proposal will not be visible from the street frontage and are not situated on a primary street elevation. There will be no adverse impact on the harmony of the front elevation of the terraced houses. The design and materials of the proposal are acceptable.

Although the proposal would have a detrimental impact upon a tree in the neighbouring 42 Craiglea Drive, a tree preservation order would not be appropriate as the tree has limited public amenity value.

The scale and design of the proposal is acceptable and will not have an adverse impact upon the character and appearance of the area.

b) In terms of overshadowing to neighbouring properties, the proposal will cause limited overshadowing to the neighbouring garden at 44 Craiglea Drive. On assessment, the proposed extension will amount to an extra 3.6m<sup>2</sup> of overshadowing to the garden of 44 Craiglea Drive where the total garden area is 74m<sup>2</sup>. This represents only a small increase in overshadowing in comparison to the total garden area and it is not considered that this will give rise to an unacceptable amount of overshadowing. There will be no significant increase in overshadowing or loss of daylight as a result of the proposal.

With regard to privacy, the properties are terraced so there is a certain amount of overlooking to neighbouring properties. The applicant's property already consists of an existing window on the side elevation and windows on the rear elevation that overlook the rear gardens of properties on Craiglea drive. The velux windows, which are acting as rooflights rather than windows, will not give rise to any increase in overlooking. There will be no loss of privacy to neighbouring properties.

There would be no detrimental impact upon residential amenity.

In conclusion, the proposals comply with the development plan and non-statutory guidelines, are of an appropriate scale and character and do not prejudice residential amenity. There are no material considerations that outweigh this conclusion.

It is recommended that the committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Andrew Robinson on 0131 529 3464
<b>Ward affected</b>	A10 - Meadows/Morningside (NEW)
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	28 April 2008
<b>Drawing numbers/ Scheme</b>	01 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](http://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](mailto: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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 16 Dalhousie Terrace  
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**Proposal:** Demolish existing garage at side of house and replace with extended garage with accommodation over

**Reference No:** 08/01513/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Seven letters of objection have been received from neighbouring residents. The grounds of objection are summarised as follows:

Scale and design:

- The proposed extension is out of keeping with the existing character and appearance of the area
- Proposed material of roughcast render is inappropriate
- The site is too small for development
- Detrimental impact upon the existing tree

Addressed in section (a) of the assessment.

Loss of residential amenity:

- Increase in overshadowing
- Unreasonable loss of light
- Loss of privacy to neighbouring properties

Addressed in section (b) of the assessment.

Other issues raised are non material.

***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**

The application property lies within the South West Edinburgh Local Plan, in an area identified as 'Mainly Residential Area', and the Edinburgh City Local Plan, in an area identified as 'Urban Area'.

### **Relevant Policies:**

#### **Relevant policies of the South West Edinburgh Local Plan.**

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

#### **Relevant policies of the Finalised Edinburgh City Local Plan.**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

#### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT'** set criteria for assessing proposals in relation to these issues.

**Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS'** set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### 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.

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End

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### Location Plan

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