

**Full Planning Application 08/01592/FUL**  
**at**  
**16 Lovedale Road**  
**Balerno**  
**EH14 7DW**

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

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1 Purpose of report

To consider application 08/01592/FUL, submitted by Douglas MacDowall..  
The application is for: **Extend house to front and form new roof over also  
build external store adjacent to neighbours garage**

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

2 **The Site and the Proposal**

**Site description**

The house is single storey detached bungalow finished in painted render with a concrete tiled roof. The bungalow has a low hipped pitched roof which is similar in design to its neighbours. The house has been previously extended to the rear with a large extension whose ridge rises above the ridge of the original house and extends down the rear garden terminating with a full height gable. The concrete tiles on the roof are not original to the house.

## **Site History**

17.6.1997 when planning permission was granted for an alteration and extension to the house (07/01388/FUL).

## **Description of the Proposal**

### **Scheme 2**

The proposal is to remodel the house from a pyramidal roof to a dual aspect roof. The roof ridge would be raised by approximately 1 metre and new gables would be built at either end. The roof pitch would be 40 degrees and would have exposed eaves detailing. Two dormer windows would be inserted into the new roof. The proposal involves an extension to the front at the north eastern end.

To the rear, two existing windows would be converted to French doors and a small flat roofed store would be built next to the neighbour's garage on the south west boundary. A new rear facing velux roof light would be inserted on the rear roof pitch and high level roof lights would be positioned close to the ridge of the existing rear extension. The existing side facing kitchen window would be blocked up and a window included in the side of the front extension. The materials would be painted render to match the house and the roof would be slates.

### **Scheme 1**

The proposal is to remodel the house from a pyramidal roof to a dual aspect roof. The roof ridge would be raised by approximately 1.8 metres and new gables would be built at either end. The gables would have skews at the ends of the roof. The roof angle was to be 45 degrees and would not have exposed eaves detailing.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 proposal will adversely affect the character of the area
- b) the proposal adversely affects residential amenity

a) The proposed change from pyramidal roof to dual aspect roof will change the appearance of the property and its impact upon the character of the area requires to be considered. The immediate area is predominately one of pyramidal roofs but there are examples of dual aspect roofs and also extensions to houses which have dual aspect roofs in association with pyramidal ones. The existing house, whilst pyramidal to the front and sides has a rear extension which has a dual aspect roof which rises up above the original front ridge of the house. Whilst significantly altering the appearance of the existing property, it will rationalise the previous rear extension by raising the ridge of the house to meet the ridge of the rear extension and having the same gabled design for both extension and house. The house will essentially remain a single storey detached bungalow with accommodation in the roof space. This aspect of the proposal is not significantly different to other houses in the area. Because other houses have been extended and there are some dual aspect houses in the wider area, the change in design will not adversely affect the character of the area.

The front extension will not project beyond the existing building line. The store to the rear is small and is of an acceptable design. There is sufficient amenity space remaining within the site. The new dormers to the front comply with non statutory guidelines.

The proposed wall finishes match the house, whilst the proposed use of slates differs from the present concrete roof tiles. The present concrete roof tiles are not original to the house and the area has a mix of red pantiles and slate roofs. The proposed use of slate is an improvement on the present roofing materials and not out of character with the area. A condition requiring the submission of a sample slate is recommended.

b) The new gables, whilst 1 metre higher than the existing roof are located in a gable to gable relationship to the neighbouring houses. No unacceptable overshadowing will occur.

The proposed windows face the front and rear apart from a side facing one on the new front extension. The windows which face the rear face a large garden which is well screened. The side facing window on the front extension faces the blank gable of the neighbouring house. The proposal does not reduce the privacy of neighbours.

In conclusion, the proposals comply with the development plan and non-statutory guidelines and the design of the extended house is acceptable and will not adversely affect the character of the area. The proposal will not reduce the amenity of neighbours. There are no Material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to conditions relating to the submission of roofing materials.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David McFarlane on 0131 529 3512
<b>Ward affected</b>	A02 - Pentland Hills (NEW)
<b>Local Plan</b>	Rural West Edinburgh
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	1 May 2008
<b>Drawing numbers/ Scheme</b>	1,2,3a,4 Scheme 2

**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, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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 Lovedale Road  
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**Proposal:** Extend house to front and form new roof over also build external store adjacent to neighbours garage

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## Consultations, Representations and Planning Policy

### Consultations

### Representations

#### Scheme 1

13 letters of objection have been submitted. The material points of objection are:-

Issues of design taken account of in assessment a)

- out of character with the area
- unsympathetic extension
- increase in height
- out of scale
- creation of a two storey house out of a bungalow

Issues of amenity taken account of in assessment b)

- loss of privacy
- overshadowing

No further publicity was undertaken for Scheme 2

***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 proposal lies within an area mainly allocated for residential purposes on the Rural West Edinburgh Local Plan.

## **Relevant Policies:**

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

Policy E43 says that alterations and extensions to existing buildings, where acceptable in principle, should be subservient and relate carefully to the original building.

### **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.
2. Sample/s of the proposed slates shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

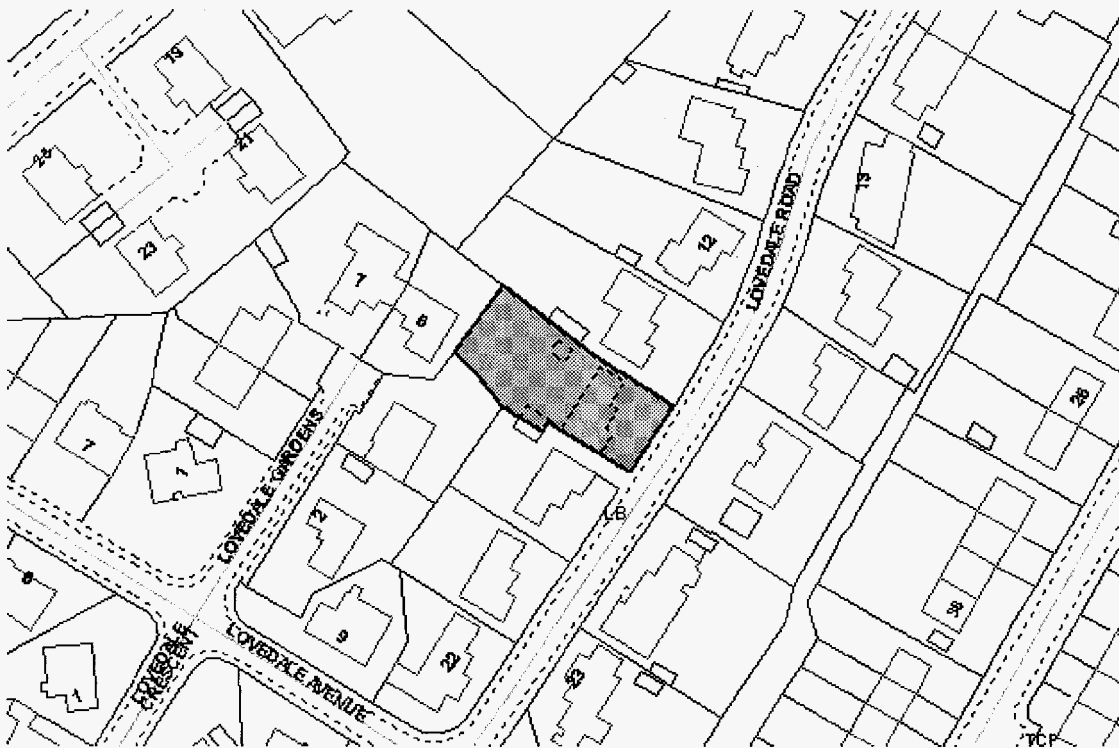


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## Location Plan

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