

**Planning Permission 10/03411/FUL
at
63 Woodhall Road
Edinburgh
EH13 0HQ**

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

1 Purpose of report

To consider application 10/03411/FUL, submitted by Mr Cameron + Mrs Trengove. The application is for: **Extension and alterations and bay window to rear.**

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 located on a corner plot at the junction of Fernielaw Avenue and Woodhall Road. Views into the site are clear from both Woodhall Road and Fernielaw Avenue.

The site comprises a semi-detached two-storey dwelling house with rendered external walls with a hipped roof covering of red roof tiles.

A detached pitched roof single garage is located between the property's front elevation and Woodhall Road. The house has been previously extended

through the erection of three modest single storey extensions to the west (side) and south (rear) elevations.

There are a number of mature trees located between the existing dwelling house and the road frontages which provide some screening.

The surrounding area is residential in character containing substantial detached and semi detached dwelling houses set back from Woodhall Road within expansive plots containing large mature trees.

Many of the surrounding properties have been extensively extended.

Site History

16 November 2010 - A planning application was refused to erect a side and front house extension and a bay window to rear. The reason for refusal related the proposals dominance on the form of the property detracting from the integrity of the original building and character of the area (application reference: 10/02974/FUL).

22 September 2010 - A planning application was withdrawn to erect a two storey extension to the side of house and a bay window to the rear (application reference: 10/02317/FUL).

Pre-Application Process

Pre-application discussions in the form of correspondence and a meeting took place in which the concerns of the present scheme were expressed to the applicants and the agent.

Description of the Proposal

The application is for the erection of a two storey hipped roof side extension to the western elevation and the erection of a one and half storey hipped roof extension forward of the front elevation to the north. The extensions will wrap around the entire northern and western elevations of the house, but have been stepped down from the roof ridge level. The extensions will be positioned in close proximity to the existing mature trees within the site.

It is also proposed to marginally extend the rear elevation through the formation of two bay-window extensions to the same design as the existing rear extension.

The extensions account for a combined footprint of 86.4 square metres and the existing property occupies a footprint of 76.9 square metres.

The external materials include white-painted render finish with red clay roof tiles and timber framed windows and doors.

A design statement has been submitted in support of the proposals and is available for viewing on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

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 proposed extensions will adversely affect the character of the existing property or the surrounding area;
 - (b) neighbouring amenity will be adversely affected; and
 - (c) the proposals would affect trees in and around the site.
- (a) Although there is a general presumption against extensions that project beyond the front building line of the property, the front extension has been markedly set down from the existing roof ridge level extending to one and half storeys in height. It is comparable to the adjoining property and extent to which it has been developed.

Furthermore, the front extension will occupy a similar footprint to the existing pitched roof garage it will replace. It extends out from an elevation with little elevational detailing or architectural merit. The small single storey extensions proposed for the rear elevation will maintain the visual interest of the more formal rear elevation.

The design statement submitted raises further information with regard to the character of the surrounding area in which there exists a number of similarly sized extensions within prominent positions. It is judged that the proposals will not appear uncharacteristic in the surrounding area.

The two storey side extension and single storey rear projections are appropriately scaled and the design is acceptable.

The proposals will not adversely affect the character or appearance of the property or visual amenity of the surrounding area.

That the breach in the Non-Statutory Guidelines on 'House Extensions and Alterations' is of insufficient weight to justify a refusal.

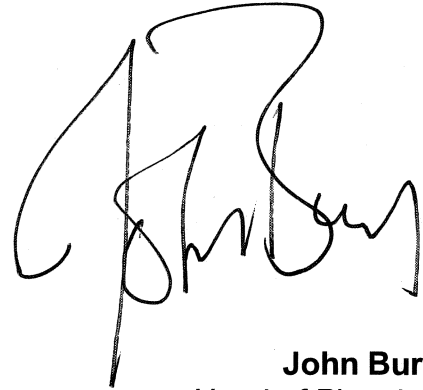
- (b) The proposals will overshadow 9.7 square metres of the neighbouring side garden area belonging to 2b Fernielaw Avenue. The occupants of that property have submitted their support for the proposals and the area of land affected is currently occupied by a garden shed. The overshadowing is insufficient to justify the refusal of planning permission.
- (c) The proximity of the mature trees to the proposed development may prejudice their future growth and survival. Although the trees provide some natural screening to the corner site, the trees are not protected and their loss would not be considered significant.

In conclusion, there are compelling reasons which justify a departure from the non-statutory guidelines and the proposals will preserve the character and appearance of the surrounding area and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves the application.

REASON FOR DECISION

The proposals comply with the development plan but contravene the non-statutory guidelines. It is considered that this breach of the planning guidelines is of insufficient weight to justify a refusal. The proposals are acceptable.



John Bury
Head of Planning

Contact/tel	Daniel Lodge on 0131 529 3901
Ward affected	A08 - Colinton/Fairmilehead
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	2 December 2010
Drawing numbers/ Scheme	01 - 10 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, Helen Martin on 0131 529 3517.
Email: 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 Gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: 63 Woodhall Road
Edinburgh
EH13 0HQ

Proposal: Extension and alterations and bay window to rear
Reference No: 10/03411/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application has received eight letters of support, seven of which were received from local residents and one from the ward councillor. The letters of representation support the proposals on the grounds of:

1. Character and appearance
(Addressed in section (a) of the assessment)
2. Neighbouring residential amenity
(Addressed in section (b) assessment)

One letter requesting presentation of application to the Development Management Sub-Committee has been received from a ward councillor.

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 Edinburgh City Local Plan identifies the site as falling within the general 'Urban Area'.

Relevant Policies:

Relevant policies of the 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 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.

Non-statutory guidelines on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

INFORMATIVES

It should be noted that:

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

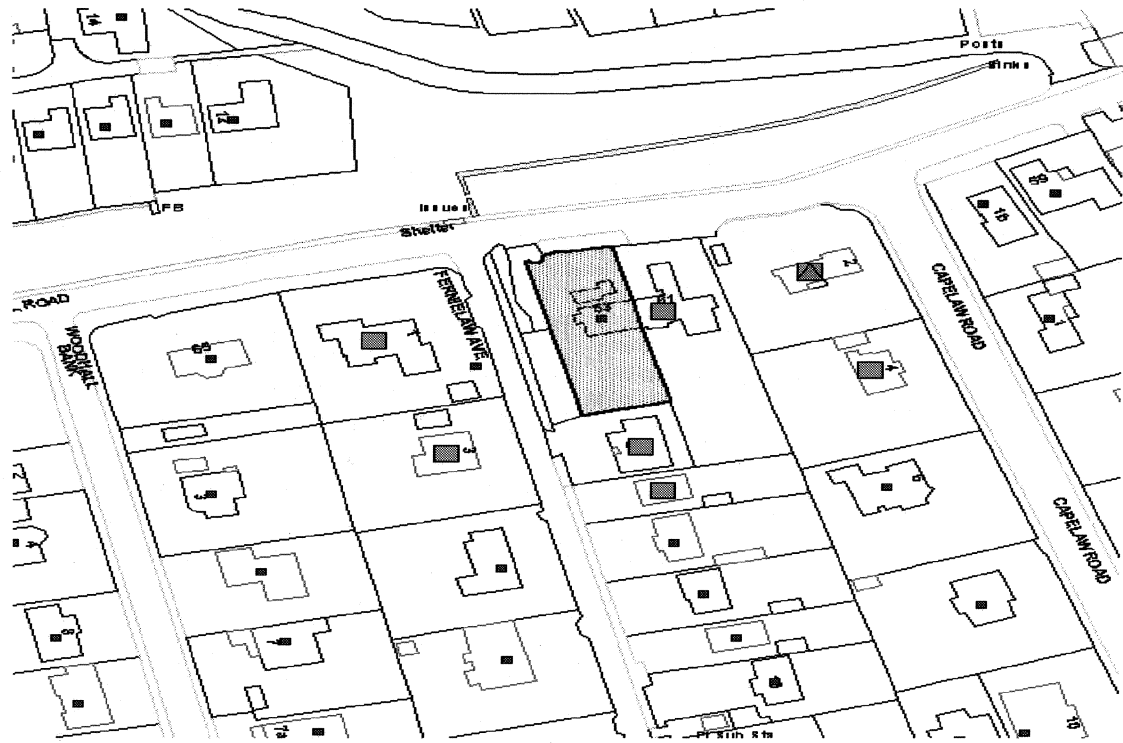
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Appendix C

Application Type Planning Permission

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Location Plan

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