

**Full Planning Application
at
7 Broomhall Park
Edinburgh
EH12 7PU**

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

Proposal: Proposed two storey house extension
Applicant: Mr Mullen
Reference No: 03/02324/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 site is a semi-detached house on the south side of Broomhall Park.

Site history

16.06.1998 - Permission granted for erection of single storey extension to rear. This covered only part of the rear elevation and has been implemented.

Development

Scheme 2

The proposal is for a small porch to the front elevation, the erection of a part two storey and part single storey extension to east elevation, plus a conservatory to the rear.

The front porch measures 1.3m x 2.1m x 4.4m. The two-storey extension to the side extends to the boundary, is set down 500mm from the existing ridge and set back 1m from the front wall. The single storey part of the extension also extends to the boundary and is flat roofed.

Scheme 1

The initial scheme was for a porch, a two-storey extension to side and a two storey flat roofed extension to rear, with a conservatory.

Consultations

No consultations undertaken

Representations

One letter has been received from a neighbour, objecting to Scheme 1 on the grounds of overshadowing and out of character development.

Policy

The site is within a mainly residential area - North West Edinburgh Local Plan, and is within the Urban Area - West Edinburgh Local Plan. A number of policies and non-statutory guidelines are relevant.

Relevant Policies:

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

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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 the determining issues, Committee needs to consider whether: -

- a) The proposals are in keeping with the scale and character of the house and the area;
- b) The proposals are detrimental to residential amenity.

a) The conservatory, when added to the previously approved single storey extension, will represent a total depth of 6.5m. This is more than one third of the rear garden depth (17.5m), thereby contravening guidance on House Extensions. There will, however, be approximately 11m of garden remaining, and this is considered sufficient to render the conservatory acceptable.

The materials to be used will match existing, and the conservatory will be constructed from uPVC. Although the proposals do not comply fully with all aspects of Local Plan policy and Guidance, the proposal as amended will not have a significant negative impact on residential amenity or the character of the area. There are no material considerations which outweigh this conclusion.

b) The modest porch to the front will not overshadow or overlook any neighbouring property, and is acceptable.

The single storey rear extension, built hard to the boundary, is less than 4 metres in depth, so any overshadowing it will cause will be within acceptable limits.

The conservatory will overshadow the neighbouring property (No9) to a depth of 2.5m on elevation and 3m on plan, which will not result in the overshadowing of any windows. The two-storey extension will cause mainly gable to gable overshadowing of No5, except for a 1m deep strip of garden. This area will be very small and would almost certainly be overshadowed by the proposed single storey extension which, as has already been stated, comes under the relaxation to the daylighting standard.

These will be no adverse impact on residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 23 -Gyle

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 24 June 2003

**Drawing numbers/
Scheme** 6 - 9
Scheme 2



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PLANNING APPLICATION

Address	7 Broomhall Park		
Proposal	Proposed two storey house extension		
Application number:	03/02324/FUL	WARD	23- Gyle
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			