

**Full Planning Application  
at  
9 Brunstane Road South  
Edinburgh  
EH15 2NH**

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

**Proposal:** Rear extension (as amended)

**Applicant:** Mr Gordon

**Reference No:** 03/01197/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 application site is a traditional hipped roof bungalow, situated on the east side of Brunstane Road South. The rear garden is 21m long and is well screened by 2m fencing and shrubs on either side. The surrounding properties are primarily of a similar scale and design, though there is a terrace of houses immediately to the north which have rear outshoots projecting 6m beyond the building line of the bungalows.

### **Site history**

18 January 2001: Consent granted for a 4.5m long extension to the full width of the existing house.

### **Development**

This application is for the erection of a 6m wide rear extension, projecting 7m into the garden and with a hipped roof, set down 1m from the height of the existing ridge. The materials are slates and render to match the existing house.

In the initial submission the new roof was 7m long. The angle of the hip has been amended in scheme 2 and the length of the new ridge reduced to 5.7m.

### **Consultations**

No consultations undertaken.

### **Representations**

No representations have been received.

### **Policy**

The application site is located within a Mainly Residential policy area in the South East Edinburgh Local Plan and in the Urban Area in the Finalised replacement plan.

#### Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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

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

### 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 these determining issues, the Committee needs to consider whether

1. The proposals are in keeping with the scale and character of the house and the area;
2. The proposals will be detrimental to residential amenity.

1. The reduction in the width and height of the proposal from that approved in 2001 make the proposal much more subservient to the original dwelling when viewed from the rear. It also relates well to the adjacent terrace which has a series of outshoots to a similar point in the garden.

The depth of the extension is one third of the length of the garden, as required by the guidelines on House Extensions. However, the length of the new ridge even as amended, exceeds 50% of the depth of the original house and is consequently in breach of the guidelines. To comply with the guidelines the roof length would need to be reduced by a further 1.8m. The applicant has advised that such a reduction would alter the neat detailing of the current roof and would require a stepped configuration with valley details along the side elevations. A flat roof which would comply with policy has also been avoided on visual amenity and maintenance grounds.

On balance, as the breach in policy is of a minor nature and the length of the garden is so long an exception can be justified in this case. The hipped roof detailing is certainly preferable to a flat roof extension. The proposals, as amended, are in keeping with the scale and character of the existing application site and the surrounding area.

2. The extension is set 2m in from the west boundary which ensures that overshadowing and loss of daylight are no more than that created by a 2m fence on the boundary, and are hence within acceptable limits.

The existing boundary fence is 2.1m high. This and planting ensure that there will be no privacy problems as a result of the proposals.

The development will not be detrimental to residential amenity.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Wendy McCorriston on 0131 529 3594 (FAX 529 3706)

**Ward affected** 40 -Milton

**Local Plan** South East Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File** af

**Date registered** 24 April 2003

**Drawing numbers/  
Scheme** 02-03  
Scheme 2



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# PLANNING APPLICATION

<b>Address</b>	<b>9 Brunstane Road South</b>		
<b>Proposal</b>	<b>Rear extension (as amended)</b>		
<b>Application number:</b>	<b>03/01197/FUL</b>	<b>WARD</b>	<b>40- Milton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			