

**Full Planning Application  
at  
27 Guardwell Crescent  
Edinburgh  
EH17 7JA**

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

**Proposal:** Extension to dwelling house  
**Applicant:** Mr + Mrs Brown  
**Reference No:** 03/02223/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 property is a modern, two-storey, semi-detached house. It has a gabled roof clad in red tiles; wall finishes are white roughcast (with red brick detailing) on the front elevation and beige brickwork on secondary elevations. There is a lean-to porch on the front elevation and a front gabled extension to the roof profile of the attached house in the pair.

The house is located on a moderately sloping site and has a floor level about 1.8 metres above the house opposite. It is also set back by about 3 metres relative to the neighbouring house to the north.

The house is in an extensive estate of mainly detached and semi-detached properties of similar character.

### **Site history**

There is no relevant planning history for this site.

### **Development**

It is proposed to add a two-storey extension to the side of the property. It will be inset 1.6 metres from the front building line and 1.0 metre from the side boundary. The extension will have a gabled roof and brick, roughcast and tile finishes to match the existing.

### **Consultations**

No consultations undertaken

### **Representations**

Neighbours were notified on 12 June 2003.

A facing neighbour has objected on the grounds of loss of light and privacy and that inadequate parking space will be provided.

### **Policy**

The site is in a Mainly Residential Area in the South East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the Finalised draft of the replacement South East Edinburgh Local Plan, the site is within the designated Urban Area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

## Relevant Policies:

Policy E4 sets quality objectives for new development.

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

### **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, the Committee needs to consider a) whether the design is in keeping with the character and appearance of the area, b) whether parking provision is satisfactory and c) whether neighbouring amenities are safeguarded.

a) The massing and form of the proposed side extension will not dominate the existing building and these elements are satisfactory. The extension will be inset 1.6 metres from the front elevation and 1.0 metres from the side boundary, while the neighbouring house to the north is set at a different angle and building line; the potential for creating an unsatisfactory "terraced effect" is therefore minimal.

The detailing of the proposed extension continues the style and finishes of the existing building and is satisfactory.

b) The parking area in front of the property will be reduced to an area measuring 4.3-5.0 x 5.0 metres. This is slightly cramped for the parking of two vehicles (as shown on the submitted drawings) but will permit the off-street parking of one vehicle, at an angle, without obstructing the roadway. This complies with parking requirements.

c) The proposed extension will slightly obstruct late afternoon winter sunlight to the property opposite but the Council has no safeguarding policies at this level of detail. The proposal complies with adopted daylighting and privacy standards.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Ian Smith on 0131 529 3555 (FAX 529 3706)

**Ward affected** 56 -Gilmerton

**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 17 June 2003

**Drawing numbers/  
Scheme** 01-09  
Scheme 1



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# PLANNING APPLICATION

<b>Address</b>	<b>27 Guardwell Crescent</b>		
<b>Proposal</b>	<b>Extension to dwelling house</b>		
<b>Application number:</b>	<b>03/02223/FUL</b>	<b>WARD</b>	<b>56- Gilmerton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			