

**Full Planning Application  
at  
52 Hillview Road  
Edinburgh  
EH12 8QQ**

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

**Proposal:** Alterations and extension to existing dwelling house  
**Applicant:** Mr + Mrs Somerville  
**Reference No:** 03/01439/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.
2. All proposed external finishing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with this Planning Authority.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

## **2 Main report**

### **Site description**

52 Hillview Road is a detached dwellinghouse lying in a residential street to the north of Corstorphine Road.

The dwellinghouse is built on a split-level with the site sloping from north to south. The property has a single storey frontage and a two-storey rear elevation.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The applicant seeks planning permission for a two-storey extension of 8.7 metres in height with a pitched roof, to the rear of the dwellinghouse.

#### Scheme 2

The extension was reduced in width from 7.8 metres to approximately 7 metres, and re-sited to sit further to the left of the centre of the existing dwelling.

### **Consultations**

#### **BAA**

No objection

### **Representations**

One letter of objection was received in relation to the original scheme, from the owner of No 54 Hillview Road, relating to the height of the proposed extension.

### **Policy**

The application site lies within a residential area within the adopted North West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is allocated for housing and compatible uses.

#### Relevant Policies:

##### North West Edinburgh Local Plan

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.

## Draft West Edinburgh Local Plan

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

### Non-Statutory Planning Guidelines

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 the determining issues, the Committee needs to consider a) whether the development is in keeping with the character of its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The proposed extension is for residential purposes and is fully in keeping with the character of the area.

Whilst the two storey extension is undoubtedly large, it complies with the Council's policies and guidelines in that it is subsidiary to the original dwellinghouse and extends less than one third of the garden depth.

The extension will not be visible from the street and is not considered to adversely affect the character of the area.

b) No windows are created within 9 metres of any of the boundaries and there is no loss of privacy in excess of the Council's non-statutory guideline.

The agent has demonstrated that the extension will not breach the Council's non-statutory policy relating to overshadowing.

The proposed development is not considered to adversely affect neighbouring amenities.

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** Steven Black on 0131 529 3904 (FAX 529 3716)

**Ward affected** 14 -North East Corstorphine

**Local Plan** North West

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 9 May 2003

**Drawing numbers/  
Scheme** 1-5, 11-14



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# **PLANNING APPLICATION**

<b>Address</b>	<b>52 Hillview Road, Edinburgh, EH12 8QQ</b>		
<b>Proposal</b>	<b>Alterations and extension to existing dwelling house</b>		
<b>Application number:</b>	<b>03/01439/FUL</b>	<b>WARD</b>	<b>14- North East Corstorphine</b>

THE CITY OF EDINBURGH COUNCIL  
**THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**