

Full Planning Application
at
15 Riversdale Crescent
Edinburgh
EH12 5QT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erect dormer with balcony and extension to rear (as amended)
Applicant: Mr + Mrs Hardie
Reference No: 02/03651/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. The approved balcony screening shall be erected prior to the use of the terrace.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

2 Main report

Site description

This is a terraced dwelling house on the west side of Riversdale Crescent. To the south is the Water of Leith. To the east is Roseburn Public Park. To the north is a new development. Other surrounding properties are residential.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

It is proposed to erect a single storey flat roofed rear extension which would extend the width of the house and project 4.2 metres into the rear garden. It would have a height of 3.3 metres. The flat roof would form a terrace at first floor level which would be screened on the boundaries. To the rear of the terrace screen would be a 1 metre high fence, wall and glazed screen, to the sides would be 1.8 metre high trellis screens.

It is also proposed to alter the rear part of the roof. These alterations include formation of a dormer type full length window with additions at ridge level either side to provide for headroom. The dormer window, which opens out on to a balcony, is 36% of the roof width. The roof is 5.2 metres wide. The dormer is 1.9 metres wide. The extensions either side of this measure 1.3 metres in width and 750mm in height. The balcony would be screened to the sides by 1.8 metre high screening.

Scheme 2 introduces side screening to the terrace and to the balcony to bring the proposals in to compliance with the Privacy guidelines.

Scheme 3 reduces the height of the proposed rear extension to 3 m and reduces the extent of the terrace on the flat roof of the extension to 1.5m in width. The proposed balcony and dormer will be screened by 2m high toughened opal glass.

Scheme 4 retains the first floor terrace over the rear extension as described above. The roof balcony is deleted and replaced by a single flat roofed dormer.

Consultations

No Consultations received.

Representations

No representations have been received.

Policy

It is in an area designated as Mainly Residential in the North West Edinburgh Local Plan area. It is in an area designated as Housing in the Draft West Edinburgh Local Plan.

Relevant Policies:

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

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

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.

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 of the proposal is satisfactory,
- b) whether the proposals are detrimental to residential amenity.

a) The roof alterations will not be seen from the street and do not dominate the rear roof to an extent as to detract from the integrity of the dwelling house.

The garden is approximately 12 metres in depth. The extension is less than a third of the garden depth and therefore complies with the guideline on House Extensions.

The design of the proposal is satisfactory.

b) The single storey part of the proposal complies with Guidelines on Daylight Privacy and Sunlight. With the screening, the overall height of the development would be 5 metres. The total area of overshadowing to neighbouring property would be 12.6 square metres. There is an existing rear extension at number 16 which has a similar projection to this proposal. Overshadowing here would fall on the roof of this extension. The windows of the property on the other side of the proposed extension, at number 14, would not suffer from a tunnel effect as it is an end terrace property with an open garden. The toughened opal glass privacy screens will permit daylight to neighbouring properties. There would be no detrimental loss of daylight to neighbouring properties.

The windows and terrace all look down the garden and are more than 9 metres from the rear boundary. The terrace is screened to the sides by a sand-blasted, opaque type screening. There will be no overlooking.

The proposals would not be detrimental to residential amenity.

The materials are acceptable.

The proposal complies with other relevant policies and guidelines.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kate Evans on 0131 529 3793

Ward affected 27 -Stenhouse

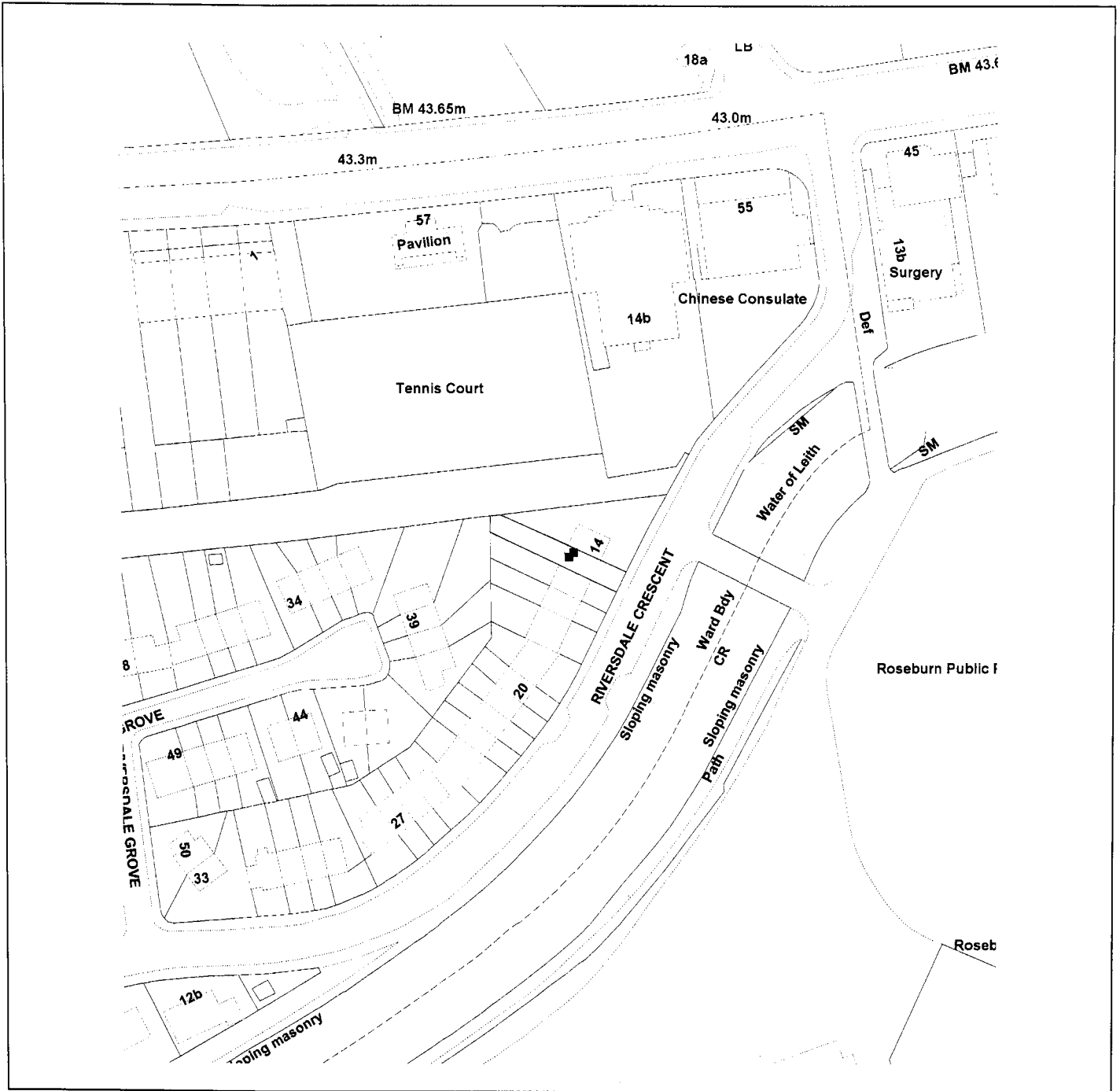
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 17 October 2002

**Drawing numbers/
Scheme** 5933-5934, 1 & 2 Scheme 4



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PLANNING APPLICATION

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Application number:	02/03651/FUL	WARD	27- Stenhouse
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			