

Full Planning Application
at
34 Muir Wood Drive
Currie
EH14 5EZ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alter and extend dwelling house
Applicant: Mr + Mrs Calder
Reference No: 03/02590/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 detached dwelling on the Western Side of Muir Wood Drive. It sits in a gable to gable situation with similar style houses.

The property has a flat roofed side extension and a single storey rear extension. The rear garden is screened by hedge and fencing in excess of 2 metres in height.

Site history

Ref: 02/03089/FUL

Planning permission was granted on 14 October for the erection of a garage and extension on the northern boundary of the site.

Development

The proposal is for a single storey side extension which would be sited 1.8 metres back from the front of the building and built to the boundary. The side extension would extend 2.2 metres to the rear linking into the existing flat roofed garage. An increase in height from the existing pitched roof over the rear extension is proposed from the existing 4metres in height up to 4.7 metres. An area of infill decking is proposed between the rear extension and the existing garage.

Consultations

No Consultations received.

Representations

One letter of representation has been received in respect of the proposal, the reasons for objection may be summarised as follows;

- loss of light
- loss of outlook
- loss of amenity
- creation of a tunnel effect
- disturbance throughout construction

Policy

The proposal is subject to the Housing and Compatible Use policies of the Currie Balerno Local Plan and the Finalised Rural West Edinburgh Local Plan

Relevant Policies:

Policy 2.32 states that the residential character of existing housing areas will be maintained and that changes of use or new developments which would result in loss of amenity or of residential accommodation will not be permitted.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

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 design is satisfactory given the setting of the site;

The main change to the dwelling is in respect of the side extension and the change in roof at the rear of the property. The side extension is single storey and would not affect the overall design of the main house, the change in roof style to the rear of the property would not affect the character of the street scene. The proposed design of the extension follows the scale of the dwelling house. However, due to the positioning of the existing windows the roof pitch is shallower than the main dwelling. It is considered that this is acceptable and would not affect the character of the main house. The overall design of the proposal is considered acceptable.

b) whether the proposals are detrimental to residential amenity or road safety.

The proposed extension due to the proposed roof pitch and predominant gable to gable position of the new extension would not give rise to further detrimental overshadowing than the existing dwelling. The only side facing windows proposed are velux windows and these would not give rise to overlooking of neighbouring properties. The proposal complies with the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight and House Extensions.

There are no material planning considerations which outweigh this conclusion.

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



Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 02 -Baberton

Local Plan Currie Balerno Local Plan
Finalised Rural West Edinburgh Local Plan

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

File

Date registered 28 July 2003

**Drawing numbers/
Scheme**



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PLANNING APPLICATION

Address	34 Muir Wood Drive, Currie, EH14 5EZ		
Proposal	Alter and extend dwelling house		
Application number:	03/02590/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			