

**Full Planning Application
at
1 Redford Terrace
Edinburgh
EH13 0BT**

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

25 June 2003

Proposal: Extend and alter existing dwelling house
Applicant: Ms Thomson + Mr Tring
Reference No: 03/01407/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

This is a two-storey detached dwelling house on the east side of Redford Terrace. There is a single storey flat roofed garage in the rear garden adjacent to the northern boundary.

The dwelling house has an approximately 40 metre long garden extending to the east. The dwelling house is set forward of the property at number 3 Redford Terrace. Due to the rise in ground level north to south, the dwelling house is at a higher level than the property at 37 Redford Avenue.

Site history

There is no relevant planning history for this site.

Development

It is proposed to demolish the existing garage and erect a single storey mono pitched side and rear extension.

The extension would be set back 3.7 metres from the front of the house and a maximum of 6.7 metres from the rear wall. Overall the length of the extension along the northern boundary is 10.9 metres.

The external materials proposed are render, timber boarding and metal roofing.

Consultations

No consultations were carried out for this application.

Representations

One representation has been received. The reasons for objection are:

- * The side extension will appear as a large blank wall and will have a significant visual impact on the views from 37 Redford Avenue.
- * No objection to the porch and rear extension.
- * Question suitability of foundations

Policy

The application site is located within the South West Edinburgh Local Plan within an area of Housing and Compatible Uses and within an area of Housing in the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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 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

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 proposed extension complies with the Council's Guidelines on House Extensions. It will extend 7 metres from the rear of the dwelling house. The existing dwelling house is 7.5 m in length. The extension will be located in a 45 metre long garden. The site is screened by a hedge/fence for most of the north east elevation which will reduce the side impact of the extension. The design of the proposal is acceptable. The proposed materials are considered acceptable.

b) The proposed house extension complies with the Council's policy on Daylighting, Privacy and Sunlight. The part of the extension to the side of the dwelling is single storey (measuring 3 metres in height) any overshadowing to the gardens of the properties located to the north will fall within the existing level of overshadowing caused by the two-storey dwelling house and is therefore considered acceptable.

The part of the extension lying to the rear of the dwelling does breach the Council's non-statutory guidelines on overshadowing in the respect that the extension is over 4 metres in length and is approximately 2.9 metres in height. However the extension is proposed to replace a garage of 2.5 metres in height, which extends further along this boundary. It is also evident from the plans that the garage is screened by a significant Leylandii hedge of approximately the same height as the proposed extension.

Any overshadowing is considered insignificant in relation to the existing hedge and the existing garage and the technical breach of the guideline on overshadowing is considered acceptable in this instance.

In summary the proposals comply with the development plan and non-statutory guidelines except as noted above, and would not have an adverse effect on the character or appearance of the area and or have any significant detrimental impact on the residential amenity of the neighbouring premises.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 43 -Colinton

Local Plan South West Edinburgh

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

File

Date registered 6 May 2003

**Drawing numbers/
Scheme** 1-6



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PLANNING APPLICATION

Address	1 Redford Terrace, Edinburgh, EH13 0BT		
Proposal	Extend and alter existing dwelling house		
Application number:	03/01407/FUL	WARD	43- Colinton

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