

**Full Planning Application**  
**at**  
**44 Sydney Terrace**  
**Edinburgh**  
**EH7 6SW**

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

**Proposal:** Erection of single storey extension to rear of detached bungalow and erection of detached single garage  
**Applicant:** Mrs McIntosh  
**Reference No:** 03/02528/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 application site comprises a bungalow in a residential area. The rear garden is 23.8 metres in length.

### Site history

There is no relevant planning history for this site.

### Development

The application is for a pitched roof rear extension, conservatory and terrace, and detached single garage in the south west corner of the garden. The rear extension extends 5 metres into the rear garden. Materials are render and slate to match the existing house.

### Consultations

No consultations undertaken.

### Representations

It has been certified that neighbours were notified of the application.

One letter has been received from a neighbour to the rear, objecting on grounds of overshadowing caused by the garage, and potential noise nuisance.

### Policy

**North East Edinburgh Local Plan** - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

#### Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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 these determining issues, the Committee needs to consider whether:

(a) the proposed extension will adversely affect the character of the existing house or the surrounding area

(b) neighbouring amenity will be adversely affected.

(a) The extension is sympathetic to the existing house in terms of design and materials, and does not constitute overdevelopment of the available garden ground. Nineteen metres of garden ground will remain, and the extension occupies less than one third of the length of the garden.

The garage is of standard design and size, and constitutes permitted development.

The proposal will not adversely affect the character of the house or the visual amenity of the area.

(b) Loss of daylight to surrounding properties is within limits set down by the relevant guidelines. Privacy to the south is maintained by the adjacent garage wall, and to the north by a 2 metre high hedge.

The garage constitutes permitted development. Potential noise from a domestic garage is not in any case a matter that can be addressed under planning legislation.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

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** Michael Paton on 0131 529 3902 (FAX 529 3706)

**Ward affected** 39 -Portobello

**Local Plan** North East Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 8 July 2003

**Drawing numbers/  
Scheme** 01;04-06  
Scheme 1



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# PLANNING APPLICATION

<b>Address</b>	<b>44 Sydney Terrace</b>		
<b>Proposal</b>	<b>Erection of single storey extension to rear of detached bungalow and erection of detached single garage</b>		
<b>Application number:</b>	<b>03/02528/FUL</b>	<b>WARD</b>	<b>39- Portobello</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			