

Full Planning Application
at
89 The Murrays Brae
Edinburgh
EH17 8UJ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to house
Applicant: Mr + Mrs Doig
Reference No: 03/02611/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 modern, semi-detached house finished in white roughcast with a grey-tiled, half-hipped roof. It has a side driveway and is sited adjacent to the turning head (and three communal parking spaces) in a short cul-de-sac.

It is in an estate of similar properties, also including detached and terraced house types.

Site history

There is no relevant planning history for this site.

Development

It is proposed to add a two-storey extension to the side of the house. It will have a half-hipped roof and be finished in materials to match the existing dwelling.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 10 July 2003.

One neighbour in the cul-de-sac has objected on the grounds that the development will result in the loss of an off-street parking space and will give rise to construction nuisance.

Policy

The site is in a proposed housing development area (HSG3) in the South East Edinburgh Local Plan. This has been implemented.

In the Finalised draft of the replacement South East Edinburgh Local Plan, the site is within the designated Urban area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

Relevant Policies:

Policy E4 sets quality objectives for new development.

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 proposal is in keeping with the character and appearance of the area, b) whether suitable parking provision is available and c) whether neighbouring amenities are safeguarded.

a) The side extension will not encroach on the main garden area at the rear of the property. The extended mass of the building is acceptable on this estate of varied house types (including terraces). Although the extension will slightly unbalance the symmetry of the semi-detached pair of houses, the detailed design replicates the existing character of the building and is satisfactory.

b) The proposal will result in the loss of parking space at the side of the house. However, a 5-metre section of driveway will remain and the local public footpath does not extend beyond the front of the dwelling which is at the head of a cul-de-sac. There is therefore sufficient space for the parking of a standard-sized car on the site. There are also 3 communal parking spaces immediately adjacent to the property. The proposal will not therefore give rise to parking problems.

c) The development, on a gable-end adjacent to the public highway, complies with privacy and daylighting standards.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 54 -Kaimes

Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Housing

File

Date registered 15 July 2003

**Drawing numbers/
Scheme** 01
Scheme 1



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PLANNING APPLICATION

Address	89 The Murrays Brae, Edinburgh, EH17 8UJ		
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Application number:	03/02611/FUL	WARD	54- Kaimes
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			