

Full Planning Application
at
20 Flat 3 Wester Drylaw Park
Edinburgh
EH4 2TR

Development Quality Sub-Committee
of the Planning Committee

Proposal: **Erection of single storey extension**
Applicant: **Mr + Mrs White**
Reference No: **03/01860/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. No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning & Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

2 Main report

Site description

The application site is a ground floor flat in a two-storey block of flats located on the west side of Groathill Road North, within the original grounds of Drylaw House. The flats occupy a corner location in a group of mainly terraced properties which overlook a green on the north side of Wester Drylaw Park.

The application site has a 7.5m deep front garden and 5m wide side garden. The rear garden is only 4m deep. The front and side gardens are not enclosed but are bounded by communal footpaths. There is a terrace of four houses which face the side garden of the application site, across a footpath.

The flats have a mixture of roof profiles ranging from a flat roof over the entrance to mono-pitches and mansard details. The finishes are cream render and concrete tiles.

Site history

There is no relevant planning history for this site.

Development

This application is for the erection of a single storey flat roof extension on the gable end of the block of flats, within the applicants' side garden. The extension is the full width of the gable (7.85m) and projects 4m into the side garden, leaving a gap of 1m between it and the side footpath. There is a distance of 8m between the proposed extension and the building line of the terraced properties opposite.

The extension is to have a flat roof finished with felt and chippings and rendered walls to match the existing. The proposed window faces west, towards the green, and is white uPVC to match the existing.

Consultations

No consultations undertaken.

Representations

Following neighbour notification three letters of objection were received from residents in the terrace to the south of the site. The material grounds of objection are: -

1. The flat roof is out of keeping with the area.
2. An open area, which forms part of the open plan design of the estate, would be developed.
3. Emergency access would be restricted.
4. Reduction in outlook and daylight.

Policy

The application site is within a Mainly Residential policy area in the adopted North West Edinburgh Local Plan and is covered by a TPO. It is within the Urban Area in the Draft West Edinburgh Local Plan.

Relevant Policies:

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 these determining issues, the Committee needs to consider whether:

1. The proposals are in keeping with the scale and character of the house and the area
2. The proposals will be detrimental to residential amenity

1. The proposal is for a compact extension which maintains the existing front and rear building lines. There are other flat roof elements within the existing estate, including the entrance to the flats and several garages and porches in the immediate area. The scale and design of the extension are not out of keeping with the character of the area.

Whilst the estate is open plan, this area of land is in the ownership of the applicant and is not communal. There are no fences or means of enclosure proposed with this application and the remaining garden will be open. The open plan nature of the estate will not be adversely affected by the proposals. There is a tree close to the extension. This is not shown for removal and will not be adversely affected by the proposals. For the avoidance of doubt a condition requiring the retention of the tree is recommended.

2. The proposal is over 3m from the boundaries with the adjacent terrace houses and 8m from the buildings. At these distances the proposal will not overshadow the gardens of these properties nor result in a loss of daylight to the windows. There are no windows on the south elevation of the proposed extension and there will be no privacy problems.

Emergency access is currently only via a path. This path will not be affected by the development.

The proposals will not be detrimental to residential amenity.

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 Wendy McCorriston on 0131 529 3594 (FAX 529 3706)

Ward affected 07 -Muirhouse/Drylaw

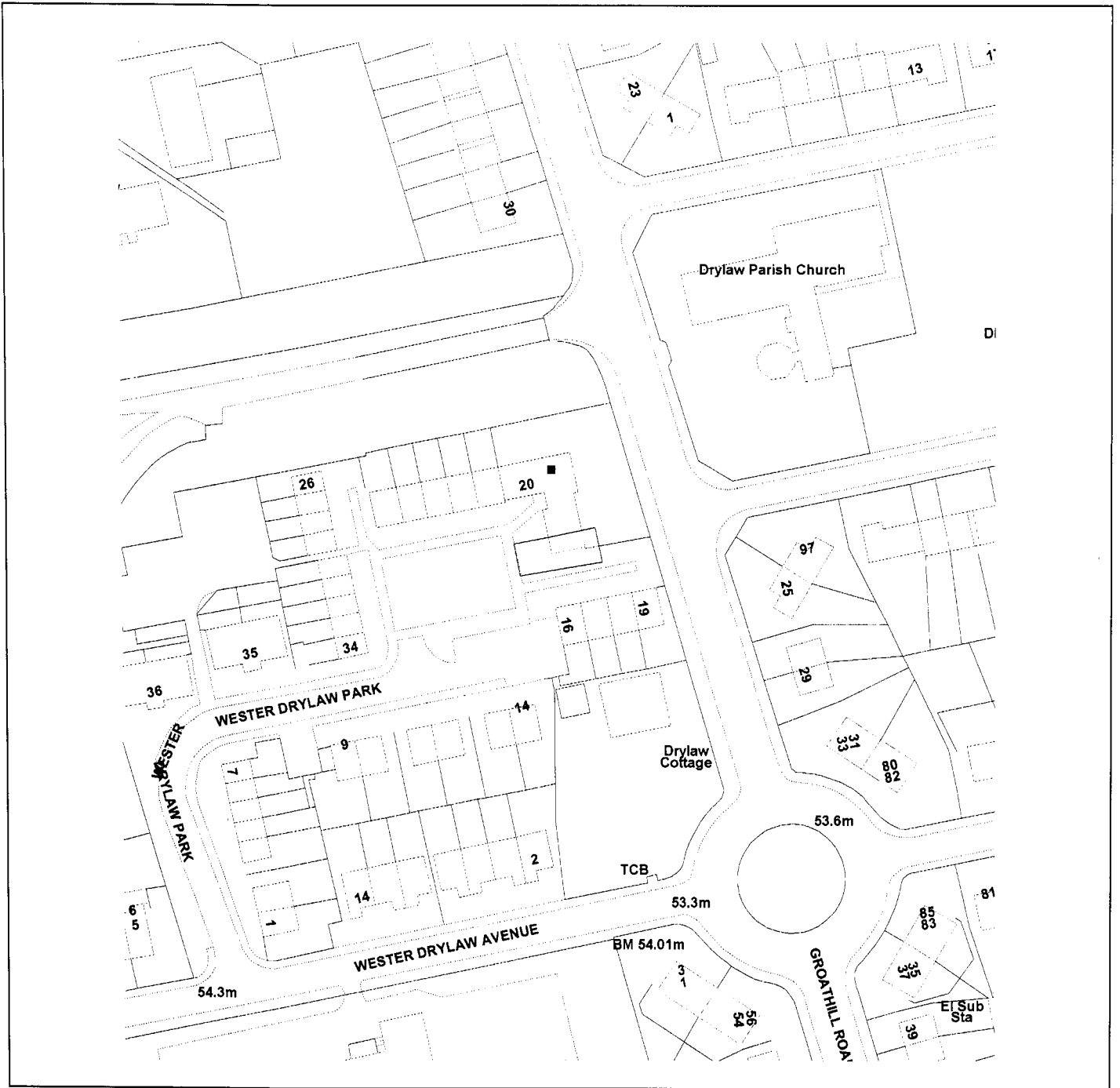
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** T.P.O

File af

Date registered 23 May 2003

**Drawing numbers/
Scheme** 01-3
Scheme 1



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L The City of Edinburgh Council 1998.

PLANNING APPLICATION

Address	20 Flat 3 Wester Drylaw Park		
Proposal	Erection of single storey extension		
Application number:	03/01860/FUL	WARD	07- Muirhouse/Drylaw
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			