

# Development Management Sub Committee

Wednesday 25 September 2013

**Application for Planning Permission 13/03024/FUL  
At 7 Claremont Bank, Edinburgh, EH7 4DR  
Demolish existing garage and erect new rear and side return  
extension with new pedestrian access to rear boundary**

Item number

Report number

Wards

A12 - Leith Walk

## Links

[Policies and guidance for this application](#)

LPC, CITD11, NSG, NSHOU,

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# Executive summary

## **Application for Planning Permission 13/03024/FUL At 7 Claremont Bank, Edinburgh, EH7 4DR Demolish existing garage and erect new rear and side return extension with new pedestrian access to rear boundary**

### Summary

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The proposal is in accordance with the Edinburgh City Local Plan and the Council's Non-Statutory Guidelines. The proposal is compatible with the character of the existing building in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of privacy or natural light to neighbouring properties and will not have any detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights was identified.

### Recommendations

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It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

### Financial impact

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There are no financial implications to the Council.

### Equalities impact

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The application has been assessed and has no impact in terms of equalities or human rights.

### Sustainability impact

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This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

### Consultation and engagement

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#### **Pre-Application Process**

There is no pre-application process history.

#### **Publicity summary of representations and Community Council comments**

Ten letters of objection were received. All of the objections related to the proposed pedestrian access gate, no objections related to the proposed extension. No representation was received from the community council. The material reason for objection concerns the visual impact of the proposed pedestrian gate.

Non-material reasons for objection are;

- The justification for the proposed gate.
- A possible increase in parking pressure in Bellevue Terrace.
- A possible increase of pedestrian footfall in Bellevue Terrace.
- The possible use of the proposed gate for building works.
- A possible weakening of the structure of the wall.
- The setting of a precedent for future similar development.

### **Background reading / external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)

## **Application for Planning Permission 13/03024/FUL At 7 Claremont Bank, Edinburgh, EH7 4DR Demolish existing garage and erect new rear and side return extension with new pedestrian access to rear boundary**

### **1. Background**

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#### **1.1 Site description**

The proposal site is an end of terrace dwellinghouse which is located on the north side of Claremont Bank approximately 20m north-east of its junction with Bellevue Terrace. The rear boundary of the property backs directly onto Bellevue Terrace. The proposal site is located in a residential area.

#### **1.2 Site History**

There is no relevant planning history for this site.

### **2. Main report**

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#### **2.1 Description Of The Proposal**

The proposal is to erect a single storey, pitched roof side and rear extension, and the materials proposed are concrete roof tiles, render walls to match the existing and white uPVC window frames. A rear pedestrian access gate is also proposed giving direct access to Bellevue Terrace.

#### **2.2 Determining Issues**

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?

#### **2.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

a) the proposal is compatible with the character of the existing building in terms of design and form, choice of materials and positioning;

b) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties:

c) the proposal will maintain have a detrimental impact on neighbourhood character or amenity;

- d) the proposal will have any detrimental impact on equalities and human rights; and
- e) the representations raise issue to be addressed.

a) Design, Form, Materials and Positioning

The proposed extension is of a modest style and scale which will not visually dominate or compete with the character of the existing building. The proposed materials are compatible with those of the existing building. The proposed rear access gate is of a modest domestic style and scale which will have minimal visual impact on the character of the existing property. The proposal is compatible with the character of the existing building in terms of design and form, choice of materials and positioning.

b) Privacy and Overshadowing

The proposal is in accordance with the non-statutory Guidance for Householders with respects to privacy and overshadowing. There will be no unreasonable loss of privacy or natural light to neighbouring properties.

c) Neighbourhood Character and Amenity

The proposed extension is of a style and scale which relates well to the existing building and which is in keeping with the character of the residential area. The proposed gate, which will breach the otherwise unaltered rear wall, is of a modest domestic style and scale which, in conjunction with its location within a cul-de-sac, will have little visual impact on the character area or of the street. The proposed gate is of a type which is common to residential areas. Its installation, and the breaching of the rear wall, will not result in an incongruous feature within the streetscape and will not have any detrimental impact on neighbourhood character or amenity.

It should be noted that, if it were not for the small increase in height of the gate beyond that of the existing wall, it could be constructed without the need for a planning application under permitted development rights.

Both aspects of the proposal will not have any detrimental impact on neighbourhood character or amenity.

d) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards Online Services.

e) Public Comments.

Ten letters of objection were received. All of the objections related to the proposed pedestrian access gate, no objections related to the proposed extension. No representation was received from the community council.

## Material Issues

Visual impact of the proposed pedestrian gate on neighbourhood character and amenity – addressed in section c.

## Non-material Issues

- The justification for the proposed gate.
- A possible increase in parking pressure in Bellevue Terrace.
- A possible increase of pedestrian footfall in Bellevue Terrace.
- The possible use of the proposed gate for building works.
- A possible weakening of the structure of the wall.
- The setting of a precedent for future similar development.

## Conclusions.

In conclusion, the proposal complies with the development plan. The proposal is compatible with the character of the existing building in terms of design and form, choice of materials and positioning. The proposal will not result in any unreasonable loss of privacy or natural light to neighbouring properties and will not have any detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights was identified.

As the recommendation is for approval and the Council has received in excess of six letters of objection a Committee decision is required.

It is recommended that the Committee approves this application.

## 3. Recommendations

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**3.1** It is recommended that this application be Granted subject to the details below

### **3.2 Conditions/reasons**

**Conditions:-**

#### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

**Statutory Development****Plan Provision**

The proposal site is located in an urban area as designated by the Edinburgh City Local Plan.

**Date registered**

1 August 2013

**Drawing numbers/Scheme**

01-03,

Scheme 1

**David R. Leslie**

Acting Head of Planning and Building Standards

## Links - Policies

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### **Relevant Policies:**

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

#### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

# Appendix 1

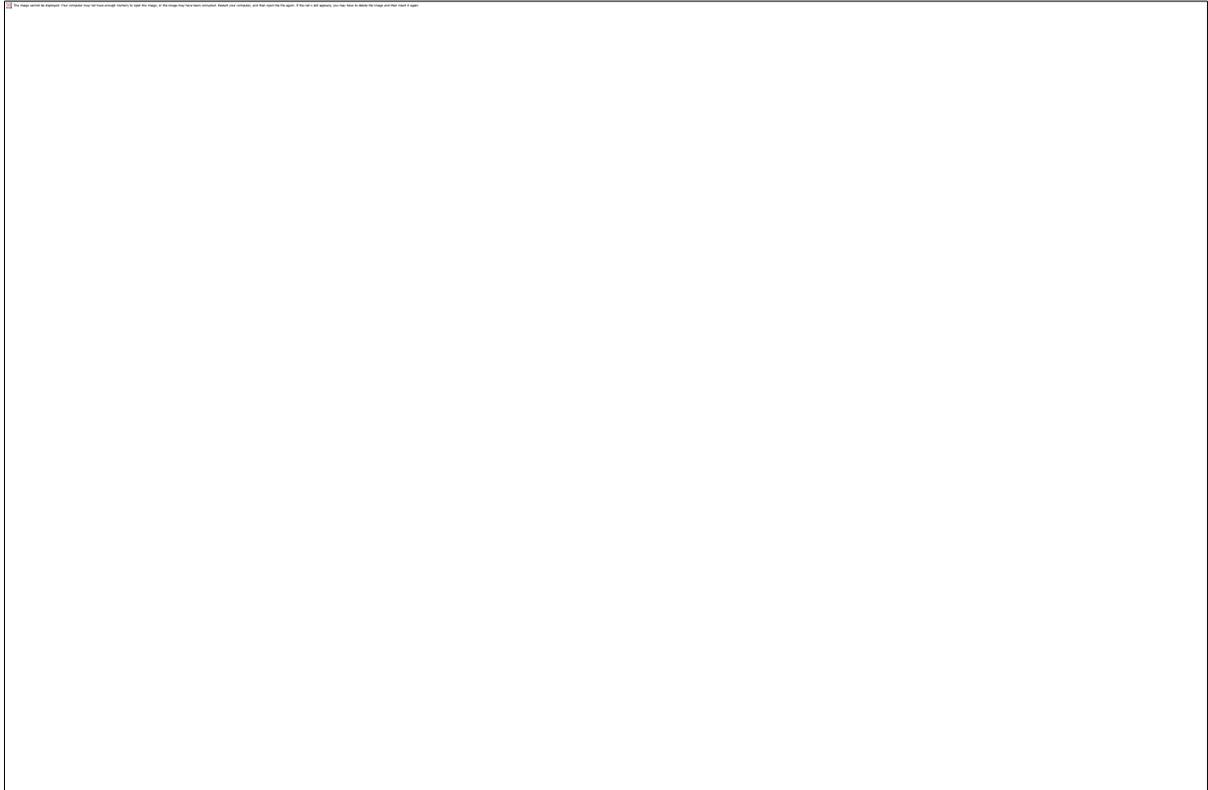
## Consultations

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No consultations undertaken.

## Location Plan

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