

# Development Management Sub Committee

**Wednesday 25 September 2013**

**Application for Planning Permission 13/02948/FUL  
At 21 Paisley Crescent, Edinburgh, EH8 7JQ  
Rear extension to form family room and garden store.**

**Item number**

**Report number**

**Wards**

A14 - Craigentinny/Duddingston

## **Links**

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[Policies and guidance for this application](#)

LPC, CITD11, NSG, NSHOU,

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# Executive summary

## **Application for Planning Permission 13/02948/FUL At 21 Paisley Crescent, Edinburgh, EH8 7JQ Rear extension to form family room and garden store.**

### Summary

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The proposed extension and decking are an acceptable scale, form and design and will not be detrimental to neighbourhood character. The proposal will not result in an unreasonable loss of neighbouring amenity. The proposal complies with local plan policy and broadly accords with the non-statutory Guideline for Householders. There are no material considerations to justify refusal.

### 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**

Pre-application discussions took place on this application.

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

No representations received.

No comments received from the community council.

## 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 13/02948/FUL At 21 Paisley Crescent, Edinburgh, EH8 7JQ Rear extension to form family room and garden store.**

### **1. Background**

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#### **1.1 Site description**

The application site is a 1930s semi-detached bungalow with a rendered finish painted off-white. Its roof form is unusual because it takes a gable form immediately from the ridge then hips out to the eaves.

The application site has a long rear garden that steeply slopes down to the north-east. It is bounded by two metre high hedgerows.

The area is characterised by semi-detached and detached bungalows of various styles, many of which have been extended.

#### **1.2 Site History**

21 May 2002 - planning permission granted for the formation of dormers on the front and rear elevation (02/01290/FUL)

### **2. Main report**

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

The application proposes the erection of an extension with a footprint of 20.88 square metres with a mono-pitched slate roof with three roof windows. The proposed extension will have a room beneath it that will be accessed from the garden. The side walls will be finished in render to match the existing house and the rear elevation will have sliding patio doors facing into the applicant's garden. A horizontal window at basement window will provide light into the basement room accessed from the garden.

An area of decking with a footprint of 10.44 square metres is also proposed and will be accessed from the proposed extension. It will be raised between 0.7 and 0.8m from ground level and will have a one metre high glass panel balustrade.

Also proposed is a horizontal window on the gable elevation. The proposed window is permitted development under class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and no assessment of its merits is required.

#### **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 an acceptable scale, form and design;
- b) the proposal will result in an unreasonable loss to neighbouring amenity;
- c) the proposal will be detrimental to neighbourhood character;
- d) any impacts on equalities or human rights are acceptable;
- e) any comments raised have been addressed.

#### a) Scale, form and design

The proposed extension and decking occupy 12% of the rear garden and are an acceptable scale and leave a substantial area of private amenity space undeveloped.

The proposed mono-pitched roof follows the pitch of the roof where it meets the eaves and is an acceptable form. The rear elevation is mainly glazed resulting in a modern addition to the building. The extension will be finished using materials that match the existing building. The proposed decking is a lightweight structure because of the use of glazing panels as a balustrade and will not appear dominant or obtrusive. It is as close to the ground as reasonably possible and is positioned away from neighbouring boundaries.

The proposal is an acceptable scale, form and design and complies with non-statutory Guideline for Householders.

#### b) Neighbouring amenity

##### **Rear Extension**

The proposed extension satisfies the daylight and sunlight assessments in the non-statutory Guideline for Householders and will not overshadow or adversely affect daylight into neighbouring properties.

The proposed windows face the applicants' garden and will not cause overlooking of neighbouring properties.

##### **Decking**

The proposed decking will not result in an unreasonable loss of privacy into neighbouring gardens. Mutual overlooking into neighbouring gardens already exists because the finished floor level in the existing dwelling is 1.6m higher than the garden ground adjacent to the building. In addition the adjoining semi-detached dwelling has erected raised decking accessed from the dwelling.

The existing hedgerow will protect neighbouring residents when using the garden because views from the decking will be above and beyond the hedgerows because of the sloping nature of the gardens.

The decking is positioned away from the boundaries and will not create a perception of overlooking from neighbouring properties.

Screening is not necessary because of the existing level of mutual overlooking and the height of any screen would appear obtrusive.

The proposal will not result in an unreasonable loss to neighbouring amenity and complies with policy Des 11 and broadly complies with the non-statutory Guideline for Householders.

c) Neighbourhood character

The area is characterised by detached and semi-detached bungalows of a variety of styles. The proposed extension is located on the rear elevation and will be slightly visible from the street due to its position on the rear elevation. The proposal is in keeping with neighbourhood character because it uses materials that match the existing dwelling and is not visually obtrusive.

The proposal will not be detrimental to neighbourhood character and complies with policy Des 11.

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

No comments received.

Committee consideration

The applicant is related to an employee of the Council who is involved in the planning process.

Conclusion

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidelines. There are no material considerations which outweigh this conclusion.

### **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. 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.
3. 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.

### Statutory Development

<b>Plan Provision</b>	The site is located in an urban area designated by the Edinburgh City Local Plan.
<b>Date registered</b>	26 July 2013
<b>Drawing numbers/Scheme</b>	01-02,  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

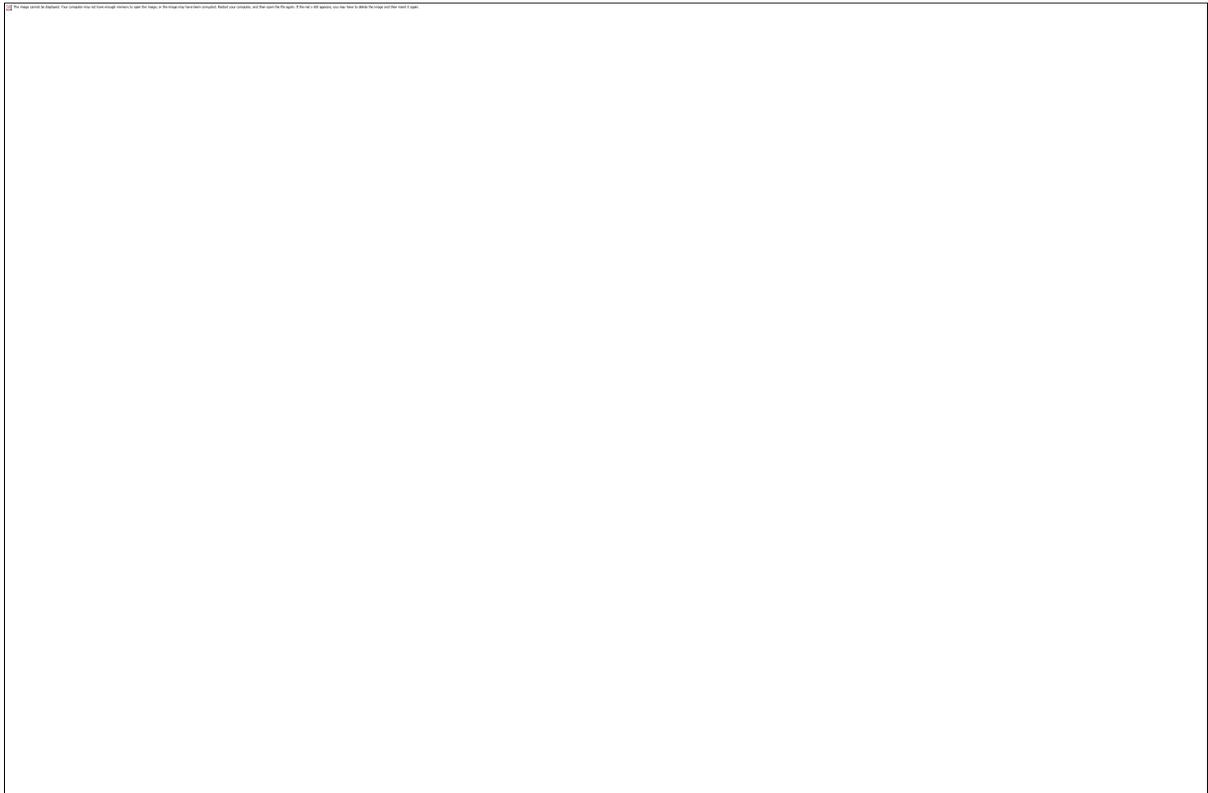
## Consultations

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No consultations undertaken.

## Location Plan

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