

Development Management Sub Committee

Wednesday 25 June 2014

**Application for Planning Permission 14/01355/FUL
At 90 Craiglockhart Drive South, Edinburgh, EH14 1JU
Proposed contemporary rear extension containing new
dining room and adjoining studio space.**

Item number	4.5
Report number	
Wards	A09 - Fountainbridge/Craiglockhart

Summary

The proposal complies with the development plan and whilst it does not fully comply with non-statutory guidance, the proposal preserves the character and appearance of the house and street and does not prejudice residential amenity.

Links

Policies and guidance for this application	LPC, CITD11, NSG, NSHOU,
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Report

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is a two storey detached dwellinghouse with a single storey linked garage on its south side. The property has garden ground to the front and rear.

The property is located on the west side of Craiglockhart Drive South approximately 30m south of Otterburn Park.

The house is a modern building with a facing brick finish to the external walls and a tiled roof. It is similar in design and appearance to its immediate neighbours to the north and south.

The property has an existing conservatory to the rear of the house which is to be removed as part of the proposal.

2.2 Site History

3 November 1992- Planning permission granted for the erection of a conservatory (application reference 92/02078/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to remove an existing conservatory and erect a single storey mono-pitch roofed extension at the rear of the house.

The proposed extension aligns itself with the southernmost wall of the existing garage and is approximately 10.0m wide. The depth of the extension varies; on its southern side, the extension wraps around the side of the house and is 6.70m deep whereas on the north side it protrudes 5.01m beyond the rear wall of the house. The overhanging eaves of the extension is 3.9m above ground level which falls towards the house to a valley gutter 3.11m high before rising to meet the house at 3.3m high.

Windows and doors are positioned on the north and west sides of the extension.

The proposed materials include smooth white render to the external wall on the south side and a mix of render and timber cladding on the north and west sides. The windows and doors are dark grey aluminium.

3.2 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?

3.3 Assessment

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

- (a) the proposal preserves the character and appearance of the house or street;
- (b) the proposal is detrimental to the amenity of neighbours;
- (c) the proposal has any equalities or human rights impacts; and
- (d) material representations or community council comments raise issues to be addressed.

(a) Character and Appearance

The proposal is positioned behind the garage and house and will not be visible from the street. The proposed design and materials offer a contrast between the existing and the new and its location on a low lying area of the garden ensures that it is subservient to the house.

The proposal therefore preserves the character and appearance of the house and street.

(b) Amenity

The extension is positioned approximately 2.75m away from its southern boundary and 8.8m away from its northern boundary. The extension is therefore positioned such that it complies with non-statutory guidance in relation to daylighting and sunlight.

In respect of privacy, the proposed extension is less than nine metres away from its northern boundary, marginally shy of the nine metres recommended in non-statutory guidance. However, adequate screening in the form of a fence and hedge in excess of three metres high exists and therefore no privacy concerns arise.

The proposed windows and doors on the west side of the extension are over nine metres away from the boundary and compliant with non-statutory guidance.

No openings are proposed on the south side.

The proposal will not have a detrimental effect on neighbouring residential amenity.

(c) Equalities and Human Rights Impacts

The proposal raises no equalities or human rights issues.

(d) Representations

No representations have been received.

As the application has been submitted by the spouse of Councillor Norma Austin Hart, a Committee decision is required.

Conclusions

In conclusion, the proposal complies with the development plan and whilst it does not fully comply with non-statutory guidance, the proposal preserves the character and appearance of the house and street and does not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

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

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Neighbours have been notified of the application. No letters of representation have been received.

Background reading / external references

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

Statutory Development

Plan Provision

The property is an unlisted building in an Urban Area in the Edinburgh City Local Plan.

Date registered

8 April 2014

Drawing numbers/Scheme

01-05,

Scheme 1

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Links - Policies

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

No consultations undertaken.

Location Plan



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