

**Full Planning Application 05/03097/FUL  
at  
79 Broomhall Avenue  
Edinburgh  
EH12 7NW**

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**Development Quality Sub-Committee  
of the Planning Committee**

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**1 Purpose of report**

To consider application 05/03097/FUL, submitted by Mr + Mrs Rutherford.  
The application is for: **Install new monoblock driveway to front of dwelling  
- retrospective  
Install new timber decking to rear of dwelling - retrospective**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The site comprises a lower flat in a four-in-a-block.

**Site history**

There is no history of planning applications for this property.

This application has been submitted following an investigation by the Enforcement Section.

## **Description of the Proposal**

The application is retrospective and comprises a new monoblock driveway in front of the flat and new timber decking to the rear. The decking is a maximum of 100mm above the existing ground level.

## **3 Officer's Assessment and Recommendations**

### DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the Development Plan?
- If the proposals 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:

- a) The proposed development is acceptable in terms of its design;
- b) There would be any adverse effect on the amenity of nearby residential property.

a) The design of the proposed decking and driveway is acceptable. The decking takes up over half of the private garden area to the property, however, it retains the use as private amenity/ recreational space for the property, and being no more than 100mm off ground level does not detract from the appearance of the property or the area in general. The property also retains a grassed garden area to the front.

The driveway occupies less than half of the front garden and is not detrimental to the character of the property or the area in general.

b) The proposed decking is no higher than 100mm off the existing ground level. It does not result in an adverse increase in loss of privacy to adjoining properties from the garden area.

There is also an existing screen fence between the adjacent property at 75 and the application site. This prevents overlooking to this property.

In terms of privacy the proposal is acceptable.

In conclusion, the development does not have an adverse impact on the character of the property or the area in general, and it does not result in any undue impact on residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson on 0131 529 3990 (FAX 529 3716)
<b>Ward affected</b>	24 - South East Corstorphine
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	13 September 2005
<b>Drawing numbers/ Scheme</b>	1 Scheme 1

### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 79 Broomhall Avenue  
Edinburgh  
EH12 7NW  
**Proposal:** Install new monoblock driveway to front of dwelling -  
retrospective  
Install new timber decking to rear of dwelling - retrospective  
**Reference No:** 05/03097/FUL

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## Consultations, Representations and Planning Policy

### Consultations

### Representations

A letter has been received from one neighbour. This raises issues about noise intrusion from use of the decking.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

#### Relevant Policies:

#### **North West Edinburgh Local Plan**

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

#### **Draft West Edinburgh Local Plan**

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

## Appendix B



**Application Type** Full Planning Application

**Application Address:** 79 Broomhall Avenue  
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EH12 7NW

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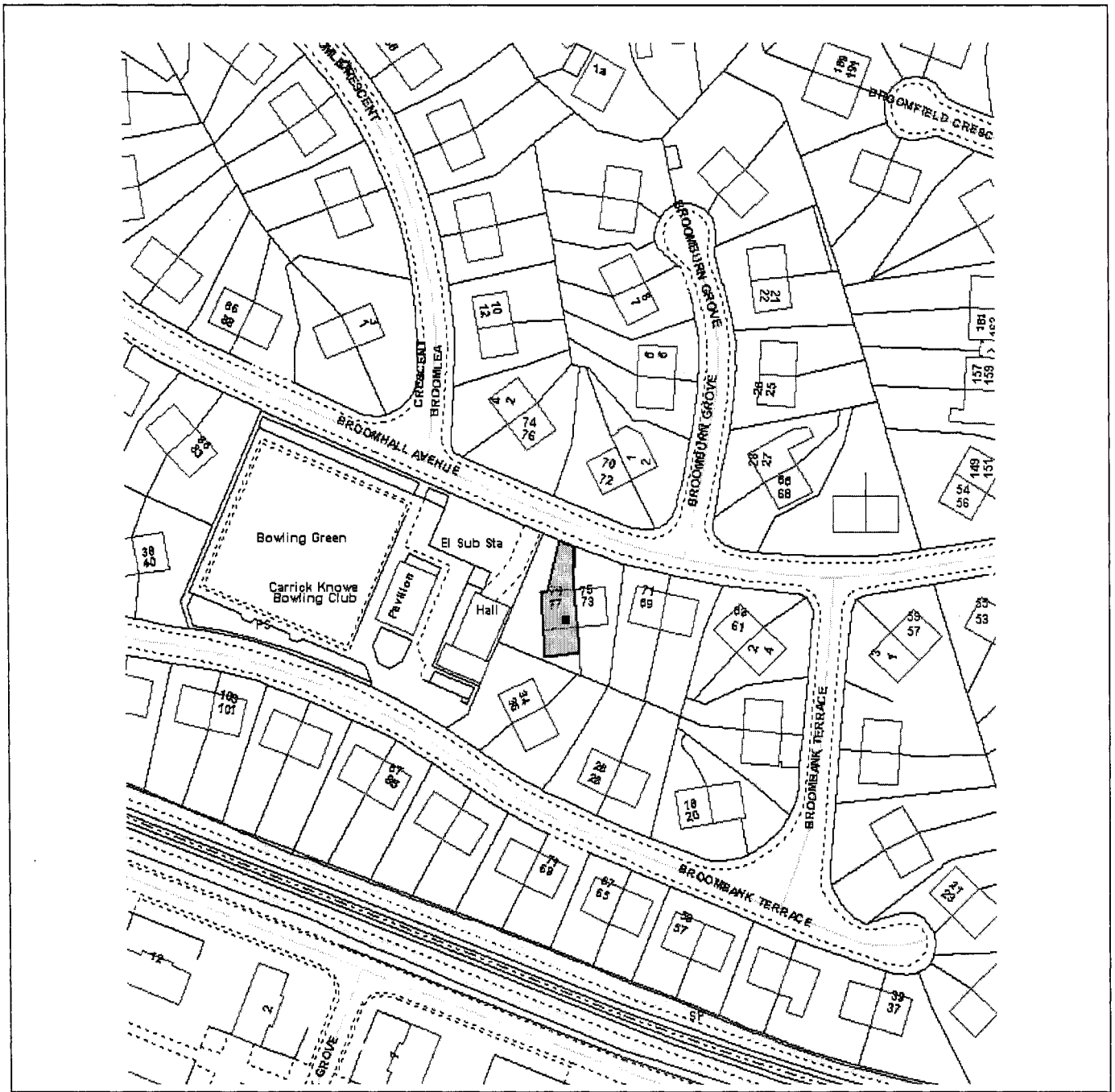
### **Conditions/Reasons associated with the Recommendation**

#### **Recommendation**

It is recommended that this application be **GRANTED**

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>79 Broomhall Avenue, Edinburgh, EH12 7NW</b>		
<b>Proposal</b>	<b>Install new monoblock driveway to front of dwelling - retrospective, Install new timber decking to rear of dwelling -</b>		
<b>Application number:</b>	<b>05/03097/FUL</b>	<b>WARD</b>	<b>24- South East Corstorphine</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**