

**Full Planning Application 05/01137/FUL
at
8 Craigleith Hill Loan
Edinburgh
EH4 2JD**

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

28 September 2005

1 Purpose of report

To consider application 05/01137/FUL, submitted by Mr + Mrs Jack. The application is for: **Extension to form ground floor living/dining/kitchen and attic floor bedroom/en-suite and toilet, various internal alterations, demolish existing extension and rear attic dormer**

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

2 The Site and the Proposal

Site description

The site is a detached dwelling house on the east side of Craigleith Hill Loan. To the rear is the Royal Victoria Hospital. All other surrounding properties are residential.

The property is not listed nor is it located within a conservation area.

Site history

May 1993-Planning permission granted for a dormer extension.

Description of the Proposal

Scheme 1

It is proposed to extend the property to the rear. It would project 7.4 metres from the rear wall of the existing property. It would have a width of 9.5 metres. It would be one-and-a-half storeys in height with a ridge height the same as the existing property. There would be a new gable rather than a hipped roof. There would be three rooflights on each roof plane. There would also be windows on the proposed gable at ground and first floor level.

It is also proposed to have a patio 2 metres in depth from the back of the extension. It would be at ground floor level, approximately 1 metre above garden level.

Materials would be render and slates to match the existing.

Scheme 2

The extension is proposed to project 6.4 metres, cutting 1 metre from Scheme 1.

The proposed roof would not be ridged as in Scheme 1, but would have a flat section set down 1.4 metres from the existing ridge. A pointed parapet would be retained on the proposed new gable.

All other details are as Scheme 1.

3 Officer's Assessment 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 the determining issues, the Committee needs to consider whether:

- a) The design of the proposal is acceptable,
- b) The proposals are detrimental to residential amenity.

a) The extension would not take up more than a third of the rear garden area. The extension would be set down from the original dwelling house and would not alter the character of the property as seen from the street. However, the extension would not be subservient to the original property. It would represent an inappropriate scale and design which does not relate sympathetically to the existing dwelling house. The footprint of the dwelling would be doubled.

Local Plan Policy CD19 states that the Council will permit alterations and extensions which in their design and form are compatible with the character of the original building. This proposal alters the nature and form of the property to unacceptable level and is therefore incompatible. The Policy Guidance on House Extensions and Alterations supports Local Plan Policy and states that extensions should not overwhelm or dominate the original form. The proposal does this and therefore detracts from the integrity of the property.

Materials would match the existing and would be acceptable.

The scale and design of the proposal are unacceptable.

b) The proposed rooflights on the roof planes would either be high level windows to the ground floor accommodation or at such a position that occupants of the first floor accommodation would not be able to look directly in to the rear gardens of the adjacent properties. There would be no overlooking from the proposal.

The extension complies with the non-statutory guidance on daylighting. The extension also complies with the guidance on overshadowing in relation to the property to the north. The extension only marginally fails to comply with the guidance on overshadowing in relation to the property to the other side. A departure from the guidance is justified as the affected property is to the south.

There is existing vegetation and a two metre high fence to the boundaries. This will screen the proposed patio. There is an existing patio at the same level as the proposed one.

The proposal would not be detrimental to residential amenity.

It is recommended that the Committee refuses this application for reasons relating to scale and design.

ADDENDUM

This application was considered by the Development Quality Sub Committee on 28 September 2005. Committee continued the application for a further report back on any necessary conditions as they were minded to grant the application, contrary to officer recommendation. Committee wished the report to record that they consider site specific nature of this development, the fact that it will not be visually prominent from the street, will not affect neighbours and replaces existing unsightly extensions render the proposal acceptable.

There are no conditions that require to be attached to a consent other than statutory time period compliance.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Dryden on 0131 529 3464 (FAX 529 3717)
Ward affected	08 - Craigleith
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	24 May 2005
Drawing numbers/ Scheme	1-3, 7-8. Scheme 2

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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 or sarah.boqunovic@edinburgh.gov.uk

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Application Address: 8 Craigleith Hill Loan
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Proposal: Extension to form ground floor living/dining/kitchen and attic floor bedroom/en-suite and toilet, various internal alterations, demolish existing extension and rear attic dormer
Reference No: 05/01137/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of representation have been received from neighbours. The following issues were raised:

1. Loss of daylight,
2. Overshadowing,
3. Loss of privacy,
4. Out of keeping with surrounding properties.

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

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the proposal is not compatible with the character of the original building. The extension would not be subservient to the original property and would alter its overall character to an unacceptable level.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposal alters the nature and form of the property to an unacceptable level and is incompatible. The extension overwhelms and dominates the original form and therefore detracts from the integrity of the property.

End

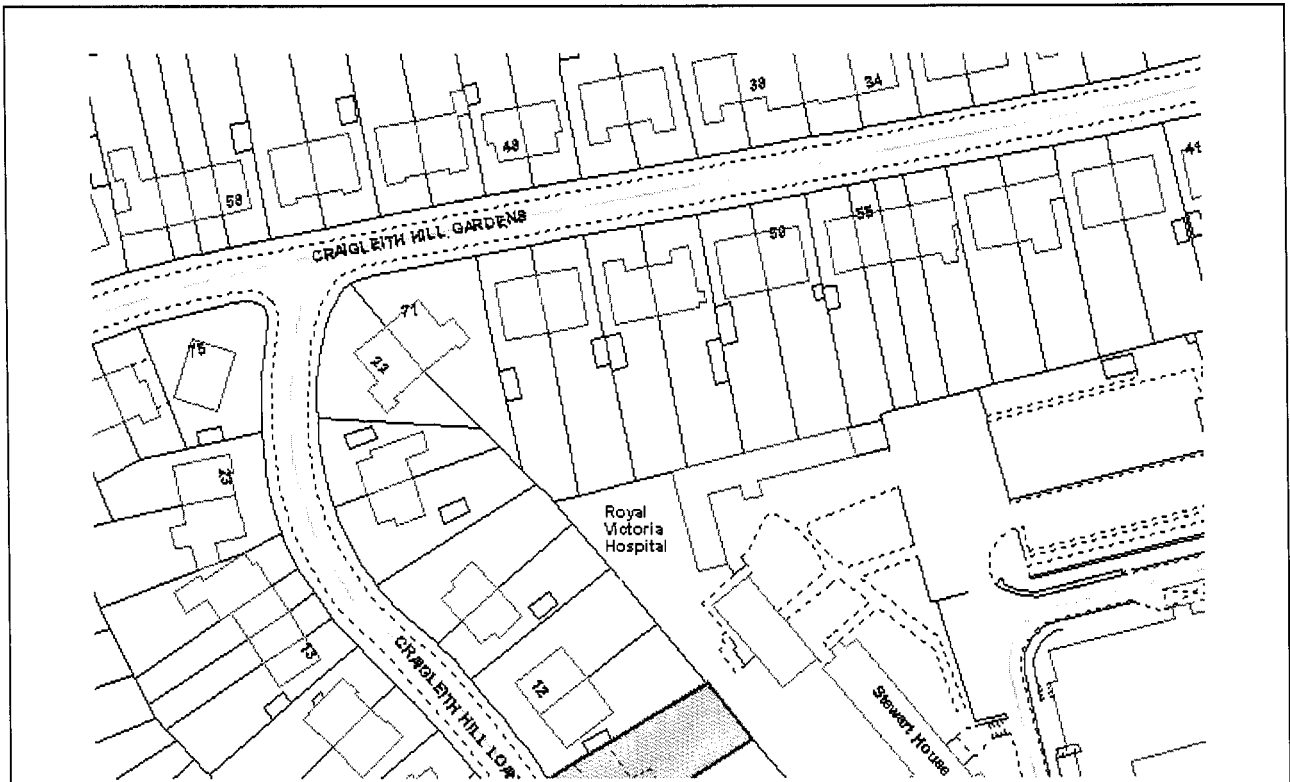
Appendix C

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Location Plan



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