

**Full Planning Application 05/02408/FUL**  
**at**  
**119 Coillesdene Avenue**  
**Edinburgh**  
**EH15 2LQ**

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

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**1 Purpose of report**

To consider application 05/02408/FUL, submitted by Mr Todd. The application is for: **Attic extension with dormers and rooflights (as amended)**

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

**2 The Site and the Proposal**

**Site description**

The application site comprises a single storey house, linked to its neighbours by garages. The house has a pitched roof, and the rear garden measures 19 metres in depth. There is an existing single storey rear extension.

The surrounding area is residential in nature.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application is for front and rear facing dormer windows, and the formation of rooflights in both elevations. The latter are permitted development.

The front dormer measures 2.4 metres on a roof width of 15 metres (16%), and is 1.5 metres up from the eaves and 0.7 metres down from the ridge.

The rear dormer is 2.3 metres wide on a roof width of 15 metres (15%), and is to be constructed on the wallhead, and 0.7 metres down from the ridge.

Materials are dry dash and concrete roof tile to match the existing house.

## **Amendment**

The amount of glazing in the front dormer has been increased to improve appearance.

## **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 these determining issues, the Committee needs to consider whether:

- a) The proposed extension will adversely affect the character of the existing house or the visual amenity of the surrounding area;
  - b) There will be any adverse impact on neighbouring residential amenity.
- a) The proposed front dormer (as amended) does not dominate the existing roof, and is acceptable in terms of design and materials.

The proposed rear dormer, although to be constructed on the wallhead, only occupies 15% of the width of the roof and is not therefore an architecturally

dominant feature in relation to the existing house. The dormer is partially obscured from ground level by the single storey rear extension.

The proposals do not adversely affect the character of the existing house or the surrounding area.

b) There are no issues that would adversely affect neighbouring amenity in terms of daylight or privacy.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to House Extensions is not under the circumstances sufficient to justify refusal.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

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|---|---|
| <b>Contact/tel</b>                          | Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706) |
| <b>Ward affected</b>                        | 40 - Milton   |
| <b>Local Plan</b>                           | North East Edinburgh  |
| <b>Statutory Development Plan Provision</b> | Housing and Compatible Uses   |
| <b>Date registered</b>                      | 11 August 2005  |
| <b>Drawing numbers/<br/>Scheme</b>          | 01-02; 04-05<br>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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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:** 119 Coillesdene Avenue  
Edinburgh  
EH15 2LQ

**Proposal:** Attic extension with dormers and rooflights (as amended)

**Reference No:** 05/02408/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

No representations have been received.

### **Planning Policy**

**North East Edinburgh Local Plan** - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

#### Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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 **GRANTED**

### Conditions

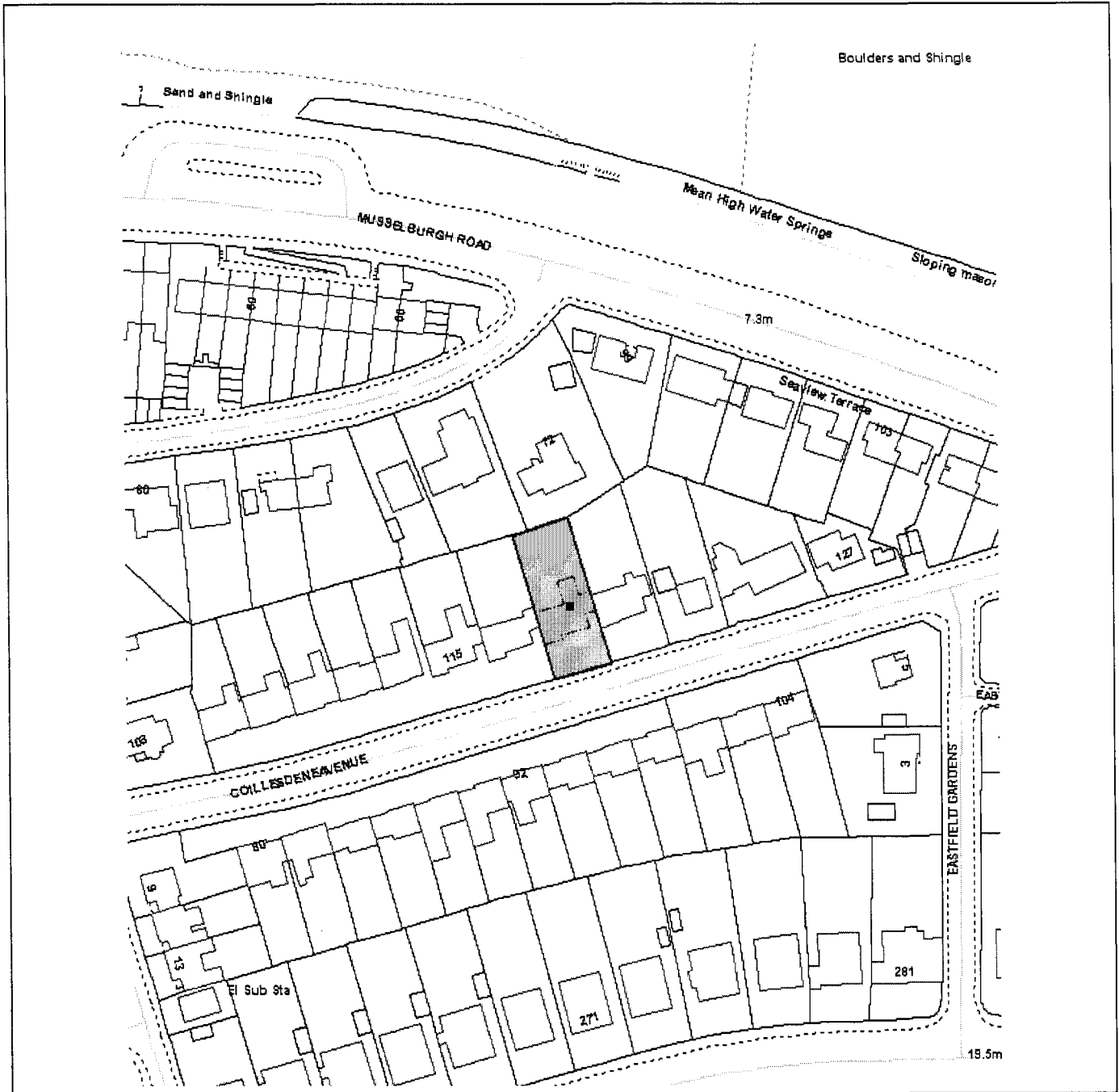
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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End



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# **PLANNING APPLICATION**

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|---|--|-------------|-------------------|
| <b>Address</b>  | <b>119 Collesdene Avenue, Edinburgh, EH15 2LQ</b>                    |             |                   |
| <b>Proposal</b>   | <b>Attic extension with dormers and rooflights (as amended), , ,</b> |             |                   |
| <b>Application number:</b>  | <b>05/02408/FUL</b>  | <b>WARD</b> | <b>40- Milton</b> |
| <b>THE CITY OF EDINBURGH COUNCIL<br/>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b> |  |             |                   |