

**Full Planning Application 05/02151/FUL
at
5 Elliot Road
Edinburgh
EH14 1DU**

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

1 Purpose of report

To consider application 05/02151/FUL, submitted by Ms Bibi. The application is for: **Form single garage and single storey family room and convert attic with dormers to front and rear**

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

2 The Site and the Proposal

Site description

The property is a semi-detached bungalow style dwelling with attic space on the east side of Elliot drive. The street is a mix of bungalow style dwellings.

It is not within a conservation area and not a listed building.

Site history

There is no planning history for the property. There is a small rear extension that would have been built under permitted development rights.

Description of the Proposal

Scheme 3

The revised scheme involves the following:

1. The demolition of the existing rear garage,
2. The erection of a new side garage extension 5.4 metres in length by 2.9 metres in width with a flat roof,
3. A rear single storey extension to form a family living area measuring 4.1 metres in length and 3.9 metres in width with patio doors out to the rear garden, small high level windows and roof velux windows on the side elevations,
4. An attic conversion with new dormers to front and rear to form two bedrooms and en-suite bathroom accommodation; and
5. A new side window (bathroom) on the existing building.

The proposed materials are as follows:

walls - wet dash render;

roofs - slate, with zinc hip and ridge flashings on rear extension and dormer pitches;

windows and doors - white upvc windows and doors. The garage will have an up and over timber door;

rainwatergoods - painted cast iron.

All materials are to match those of the existing house.

Additional works include the erection of 2 metre fencing to the northern boundary to the rear and a small decked area with Jacuzzi. The majority of these works are classed as permitted development and do not require planning permission.

The following amendments were made to the original submission:

1. The garage roof was altered from a pitched roof to a flat roof and a side roof extension was removed. The internal upper floor layout was altered in light of the roof changes, resulting in one fewer bedroom.

Scheme 1:

2. The dormers were pulled down to 500mm below the ridge line;
3. The rear dormer was reduced form to comply with council's non statutory guidance on House Extensions and Alterations.

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 addressing these determining issues, the following needs to be considered:

- a) Whether the proposals are in keeping with the character and appearance of the property and the area;
- b) Whether the proposals have a detrimental impact on neighbouring residential amenity.

a) Originally the roof design of the garage proposed an awkwardly shaped straight edged roof with pitch over the garage. The dormers were set 300mm from the roof ridge with the rear dormer being half the width of the rear roof. This was contrary to the guidance as set down in the council's non statutory guidance on House Extensions and Alterations.

Both of the dormers were brought down to 500mm below the roof ridge and the rear dormer was reduced to a third of the rear roof width in order to comply with the council's non statutory guidance on House Extensions and Alterations. There are examples of both front and rear dormers in the street. The design and materials proposed for the dormers are considered to complement the existing roof and work well with the overall appearance of the property.

The roof on the garage was altered to a flat roof and the side extension to the existing roof removed in order to comply with guidance and work better aesthetically with the existing semi-detached roof design.

The rear extension complies with council policy and guidance in respect of size and location and has been designed to match in with the existing house whilst still appearing subservient. The rear garden is long and the conservatory does not occupy more than a third.

The proposed works have been proposed in materials and of a style to complement and to match the existing house.

The proposals are in keeping with the character and appearance of both the property and the area.

b) The side windows on the extension are small high level windows and there is more than 9 metres from the rear elevation to the rear boundary. There is also 1.8 - 2 metre screening on all sides of the rear garden. The proposal therefore complies with the council's non statutory guidance on Daylighting, Sunlight and Privacy and will not adversely impact on neighbouring residential amenity.

In conclusion, the proposal is in keeping with the character and appearance of the property and the area and will not have any undue impact on neighbouring residential amenity.

It is recommended that Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Gayle Adams on 0131 529 3908
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	30 June 2005
Drawing numbers/ Scheme	1-4, 7,8,10,11 Scheme 3

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, Linda Nicol on 0131 529 3594. Email: linda.nicol@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

Application Type Full Planning Application
Application Address: 5 Elliot Road
Edinburgh
EH14 1DU
Proposal: Form single garage and single storey family room and convert
attic with dormers to front and rear
Reference No: 05/02151/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of objection have been received from neighbouring properties. The main material issue of objection is loss of privacy.

Other reasons stated were non material.

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 identified by the South West Local Plan and the Draft West Edinburgh Local Plan as being within an area allocated for Housing and Compatible Uses.

The following policies apply:

Draft West Edinburgh Local Plan

H12 - Housing Amenity

DQ11 - Alterations and Extensions.

South West Edinburgh Local Plan

Relevant Policies:

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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.

End



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PLANNING APPLICATION

Address	5 Elliot Road, Edinburgh, EH14 1DU		
Proposal	Form single garage and single storey family room and convert attic with dormers to front and rear		
Application number:	05/02151/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			