

**Full Planning Application 05/01794/FUL
at
25 Mortonhall Park Drive
Edinburgh
EH17 8SS**

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

1 Purpose of report

To consider application 05/01794/FUL, submitted by Mr + Mrs Scott. The application is for: **Alterations to form additional accommodation above existing garage**

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, a chalet style bungalow, is one of a group of similar style properties on the northern side of Mortonhall Park.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal (as revised) is for a two storey side extension which would extend over the existing single storey side garage. It would have a hipped roof

and would have a dormer window inserted at first floor height which would extend into the roof space. The eaves height would be above that of the original building.

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:

a) Whether the design is satisfactory given the setting of the site;

The proposed extension is appropriate in design and scale to the original dwelling house and the character of the street scene. The eaves of the extension would be above those of the original building and in this regard are contrary to the Council's non statutory guidelines in respect of House Extensions. It is considered however that the relationship is acceptable, particularly as it is set back from the front of the property.

b) Whether the proposals are detrimental to residential amenity or road safety.

The proposed extension would extend to the side of the property and would sit in a gable to gable relationship with number 27 Mortenhall Park Drive. The windows would look out over the front and rear gardens of the property and would not give rise to overlooking of adjoining properties. The proposal complies with the Council's non statutory policies in respect of Daylight Privacy and Sunlight.

There are no material planning considerations which outweigh this consideration.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 3594 (FAX 529 3716)
Ward affected	54 - Kaimes
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	27 May 2005
Drawing numbers/ Scheme	Scheme 2 1-3, 5

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, Graham Dixon on 0131 529 3519. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 25 Mortonhall Park Drive
Edinburgh
EH17 8SS

Proposal: Alterations to form additional accommodation above existing garage

Reference No: 05/01794/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

The proposal is subject to the housing and compatible use policies of the South East Edinburgh Local Plan.

SEH6 seeks to protect residential amenity.

SEDQ19 is in respect of Alterations and Extensions.

Relevant Policies:

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

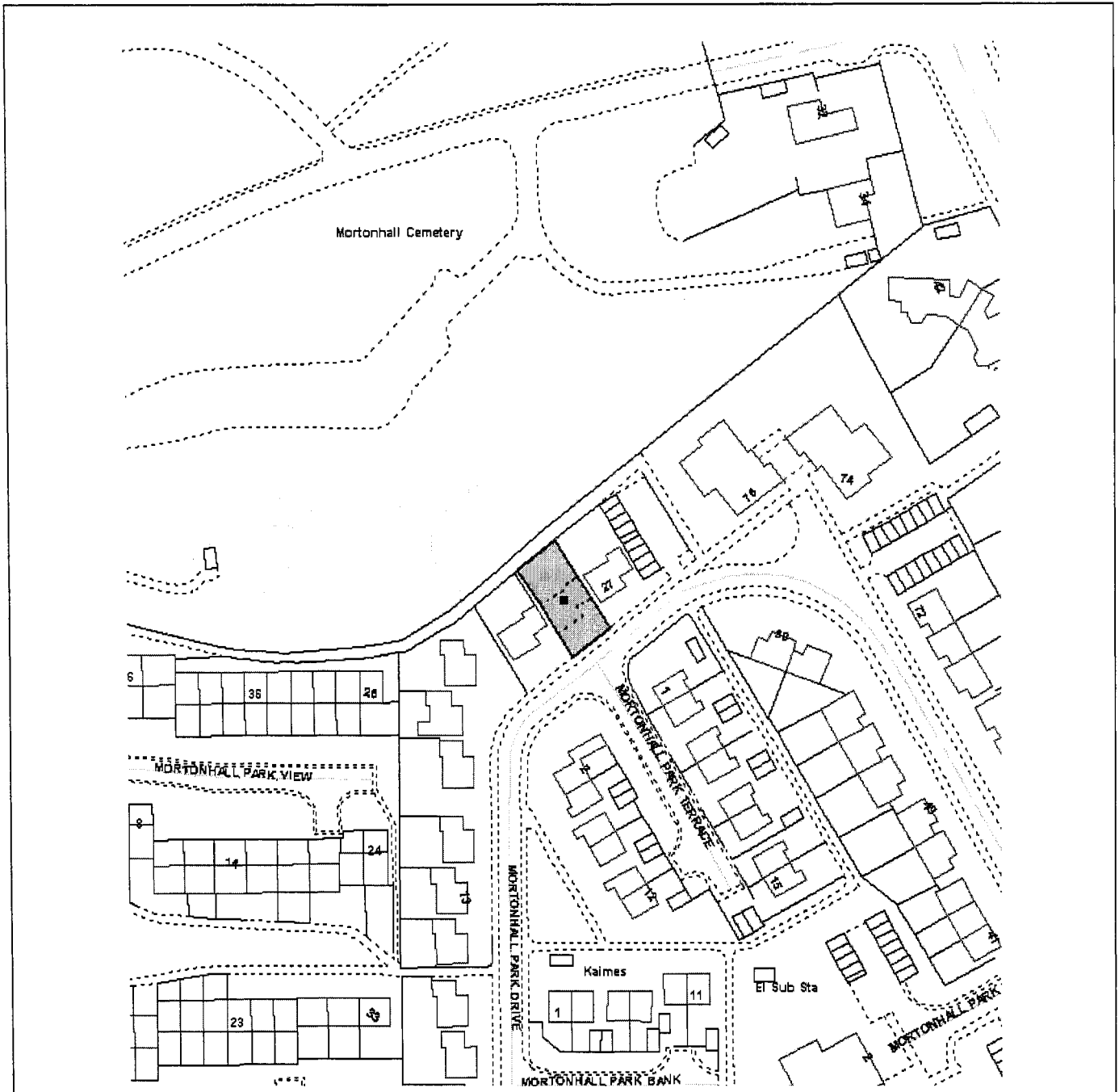
Conditions

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	25 Mortonhall Park Drive, Edinburgh, EH17 8SS		
Proposal	Alterations to form additional accommodation above existing garage		
Application number:	05/01794/FUL	WARD	54- Kaimes

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