

Development Management Sub Committee

Wednesday 12 August 2015

**Application for Planning Permission 15/02623/FUL
At 25 Caiystane Crescent, Edinburgh, EH10 6RT
Demolition of garage and construction of habitable area
(side extension) with slightly extended footprint to rear of
dwelling. Construction of garage and formation of single car
parking space in garden.**

Item number	4.3
Report number	
Wards	A08 - Colinton/Fairmilehead

Summary

The proposals comply with the development plan. Whilst they do not fully comply with non-statutory guidance, they do not adversely affect the character and appearance of the house or surrounding area and would not prejudice road safety or neighbouring residential amenity.

Links

<u>Policies and guidance for this application</u>	LPC, CITD11, NSG, NSHOU,
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Report

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Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The property is a single storey detached dwelling house with garden ground to the front, side and rear located on the south side of Caiystane Crescent at its junction with West Caiystane Road.

The house is stone fronted with a rendered finish to the sides and rear and has a pyramidal roof form finished in slate. A linked garage is located on its west side.

The property has an open frontage onto Caiystane Crescent with a small stone wall delineating the boundary. The house sits in an elevated position in relation to the road.

The house is characteristic of those in the surrounding area.

2.2 Site History

21 April 1998- Planning permission was granted for the erection of a conservatory (Reference: 98/00872/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to demolish an existing garage and erect a single storey pitched roof extension to the west side of the house.

The proposed extension extends out to its west boundary and is the depth of the house. The extension continues the eaves line of the house with the ridge of the extension being significantly lower than that of the house. The proposed materials include a stone finish to the front (north) of the house with a rendered finish shown on the west and south sides. The roof of the extension incorporates two rooflights on a flat roof element which are hidden from public view.

Windows are proposed on its north (front) and south (rear) sides.

A new detached garage and off-street parking space are also proposed as part of the proposal. These are located to the south side of the house and accessed from West Caiystane Road. The proposed garage is approximately 3.4m wide by 5.0m deep by 2.5m to the eaves (3.3m to the roof ridge). In order to facilitate the garage and allow access to it, it is proposed to lower the ground level. The garage is proposed to be finished in render and slate.

Rooflights shown on the west and east elevations of the existing house constitute permitted development under Part 1, Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and therefore no assessment is merited.

The removal of two chimneys, also shown on the drawings, do not constitute development as defined under Section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended).

3.2 Determining Issues

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposed scale, design and materials are acceptable;
- b) the proposals are detrimental to the amenity of neighbours;
- c) the proposals affect road safety; and
- d) material representations raise issues to be addressed.

a) Scale, Design and Materials

The proposed single storey side extension when viewed from the front (north) is in-keeping with the existing house in terms of its design.

In terms of its scale, the extension is kept within the confines of the gable of the house, continues the eaves line of the house, is set down from the ridge and uses materials to match the house.

The proposal represents a net increase in the height of the building on the boundary of approximately 600mm and an increase in the depth of 5.5m in relation to the existing garage. In relation to the house, the extension equates to an increase in the footprint of 15 sqm (9% increase). The proposed extension does not therefore overwhelm the neighbouring property at 27 Caiystane Crescent or amount to over development.

The extension is therefore subservient to the existing house and in-keeping in terms of design and appearance.

The proposed garage, whilst protruding forward of the building line on West Caiystane Road, is low lying in relation to the houses on the street and is screened from view from the south by the existing mature vegetation of 2 West Caiystane Road. From the north, the garage will be viewed against the backdrop of the aforementioned vegetation. Garages and off-street parking areas are characteristic of the street and therefore the visual impact of the garage and the off-street parking space on the streetscene is negligible. An exception to non-statutory guidance is justified in this instance.

The proposed extension and garage are acceptable in terms of scale, design and materials and will not have an adverse effect on the character and appearance of the house or surrounding area.

b) Residential Amenity

The proposed extension is in a gable to gable situation with 27 Caiystane Crescent.

In terms of daylight, the proposed extension complies with non-statutory guideline 'Guidance for Householders' insofar as daylighting to side or gable windows is not protected.

Non-statutory guidance also states that the sunlight of spaces between gables will not be protected unless the affected space is of particular amenity value in comparison with the remainder of the garden. In this instance, the space between the gable of 27 Caiystane Crescent and the west boundary of the application site is approximately 1.2m and is in use as an access between the front and rear garden. The space is currently, in part, compromised by the existing garage on the west boundary of the application site and is therefore not of particular amenity value. On this basis, no account of sunlight is taken.

In terms of privacy, windows are located on the north (front) and south (rear) sides of the extension. The front facing windows are within nine metres of the boundary. However, they are no nearer to the boundary than the existing windows of the house and no additional privacy concerns result from them. An exception to non-statutory guidance is therefore justified. The rear window is over nine metres away from the boundary and compliant with non-statutory guidance. The rooflight shown on the western roof plane of the house is permitted development and as such no assessment is taken in respect of it in terms of privacy.

The garage, due to its location and low level position, raises no amenity issues.

The proposals will not be detrimental to the amenity of neighbouring residents.

c) Road Safety

The proposed vehicular access is sufficiently distant from the road junction so as not to raise any road safety concerns.

d) Public and Community Council Comments

Material representations-

- visual impact - this has been addressed in section 3.3a);
- proposed garage forward of the building line on Caiystane Road - this has been addressed in section 3.3a);
- out of scale/character with street - this has been addressed in section 3.3a);
- proposal will overwhelm adjacent property - this has been addressed in section 3.3a);
- loss of daylight and sunlight - this has been addressed in section 3.3b);
- loss of privacy - this has been addressed in section 3.3b);
- creation of alley and security concerns as a result of the development - an alleyway (access path) exists at present. The increase in the height of the boundary treatment stated does not give rise to any security concerns; and
- application form and description of proposal misleading - the issues raised relate to the car parking arrangements set out on the form and the use of the words 'slightly extended' in the description of the proposal. The drawings clearly show the extent of the extension and in terms of the overall footprint of the house represents a small increase of 9%. This is further addressed in section 3.3a).

Non-material representations-

- works already commenced on site - works carried out to date are at the risk of the applicant;
- loss of view; and
- precedence.

No community council comments were received.

Conclusion

In conclusion, the proposals comply with the development plan. Whilst they do not fully comply with non-statutory guidance in relation to the position of the proposed garage and the front facing windows, they do not adversely affect the character and appearance of the house or surrounding area and would not prejudice road safety or neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Fourteen letters of objection were received. The letters of representation raised the following material issues:

- visual impact;
- proposal will overwhelm adjacent property;
- loss of privacy;
- creation of alley and security concerns as a result of the development;
- proposed garage forward of the building line on West Caiystane Road;
- application form and description of proposal misleading;
- loss of daylight and sunlight; and
- out of scale/character with street.

The letters of representation raised the following non-material issues:

- works already commenced on site;
- loss of view; and
- precedence.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The property is an unlisted building in an Urban Area in the Edinburgh City Local Plan.

Date registered

4 June 2015

Drawing numbers/Scheme

01 - 04,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Brian Fleming, Senior Planning Officer

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

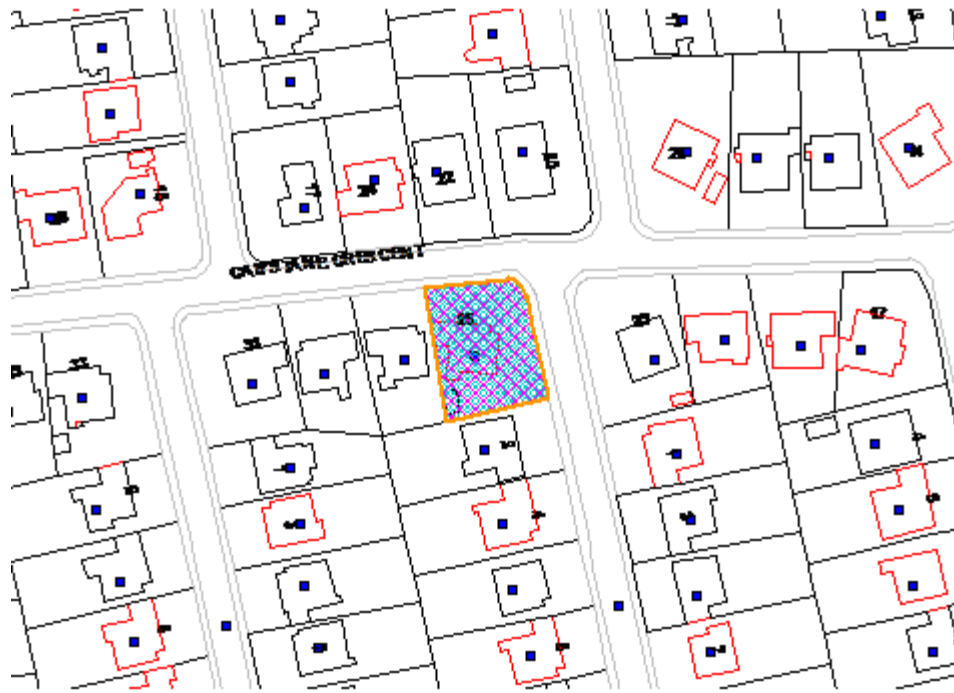
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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