

**Full Planning Application 05/03342/FUL
at
126 West Savile Terrace
Edinburgh
EH9 3EJ**

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

1 Purpose of report

To consider application 05/03342/FUL, submitted by Mr & Mrs Neil Maclean. The application is for: **Build new extension to rear of an existing ground floor flat**

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

2 The Site and the Proposal

Site description

The site is a lower flatted villa in a block of four. It is on the south side of West Savile Terrace. The surrounding properties are mainly residential and the rear of the property backs on to the grounds of St Crispin's school.

It is not in a conservation area. The property is not listed.

Site history

There is no relevant planning history.

Description of the Proposal

It is proposed to erect a single storey extension on the rear of the building to provide a dining room, utility room and a bedroom extension.

It would extend outwards along the entire length of the back wall for two metres with a flat roof and for a further 3.3m by 3.3m extending along the eastern boundary of the site with a flat roof pitched at five degrees towards the house. The walls would be masonry block work finished with white painted smooth render to match the existing. The french windows on the three walls facing into the garden would be of double glazed timber and one wall facing the garden would be covered in hardwood timber cladding.

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) The proposal will adversely affect the character of the existing building or the surrounding area;
- b) There will be any detrimental effect on adjacent properties in terms of loss of privacy and overshadowing.

a) The application is for a ground floor extension at the rear of the property. There is a similar sized brick built extension on the adjacent property

The scale, design and materials are compatible with the character of the area and comply with the Council's non statutory guidelines on House Extensions and alterations. In this regard the proposal is acceptable.

b) At the boundary with the adjoining property the proposed extension will be built out by 2m. There is a ground floor bedroom window on the adjoining property and using the 45 degree test there will be a small amount of

overshadowing. This aspect of the properties is south facing and in this case a minor infringement of the non statutory guidelines for Daylighting, Privacy and sunlight is considered to be justified.

The proposal will have patio doors facing the side wall of the extension of the adjacent property. At the present time the ground floor properties are separated by a brick wall of just over a metre in height extending from the property by no more than 2m. The remainder of the boundary is short metal hoop fencing. It is proposed to construct a 2m high screen along the boundary fence extending for whole length of the extension. This is considered to be acceptable and will ensure that the neighbour's privacy is maintained.

There are no material planning considerations which outweigh this consideration.

It is recommended that the Committee approves this application subject to a condition on screening.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Dorothy Amyes on 0131 529 3905
Ward affected	49 - Newington
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	7 October 2005
Drawing numbers/ Scheme	1-2

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.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 126 West Savile Terrace
Edinburgh
EH9 3EJ

Proposal: Build new extension to rear of an existing ground floor flat
Reference No: 05/03342/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

Two letters of comment have been received raising concerns over the scale, design and materials. One letter also raises concerns relating to overshadowing and privacy.

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 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 **GRANTED**

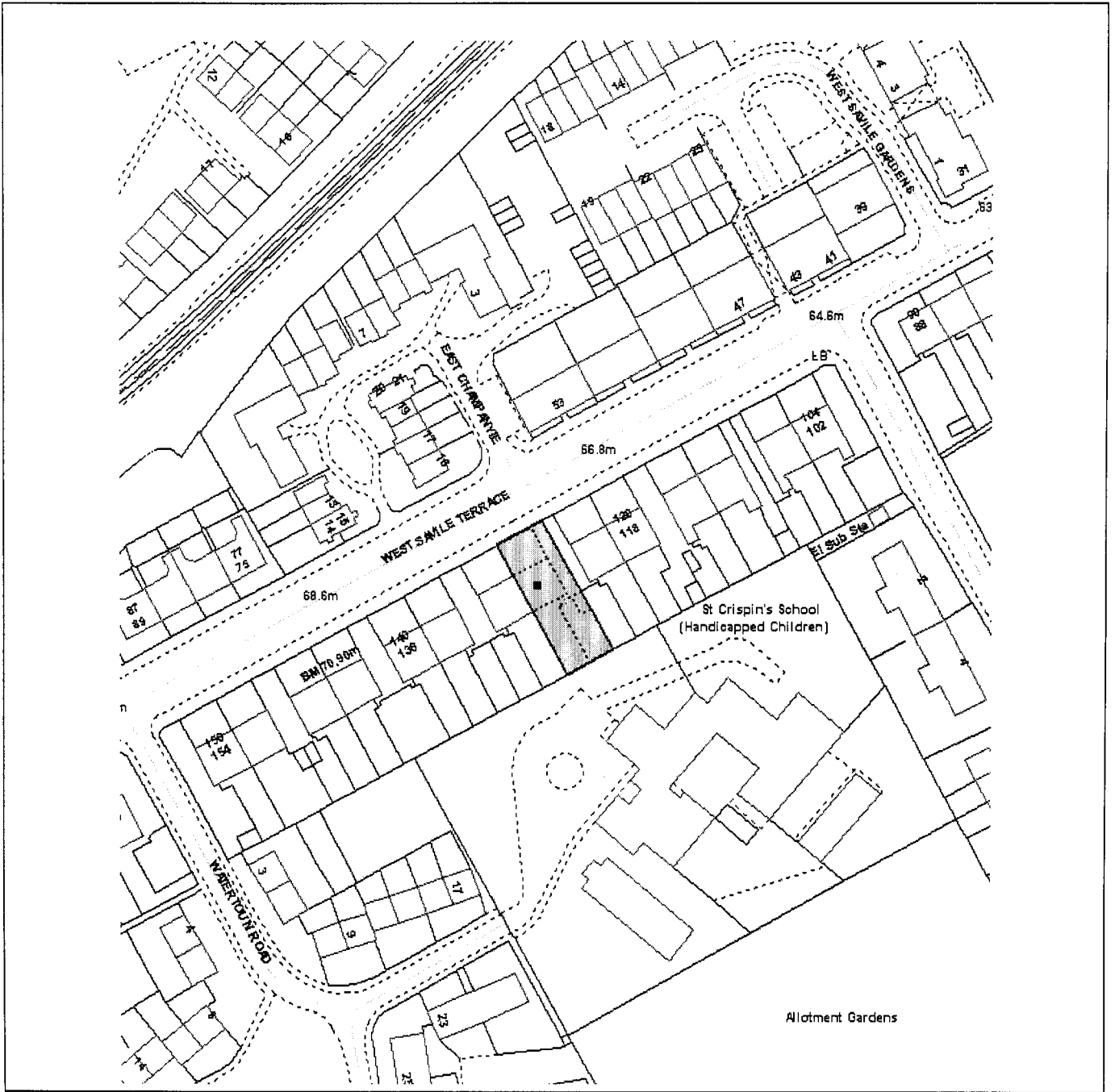
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The 2m screen shall be erected along the west boundary for the length of the extension prior to the completion of the extension hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

End



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PLANNING APPLICATION

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Proposal	Build new extension to rear of an existing ground floor flat		
Application number:	05/03342/FUL	WARD	49- Newington
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			