

**Full Planning Application 05/02917/FUL  
at  
8 Wester Hill  
Edinburgh  
EH10 5XG**

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

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**1 Purpose of report**

To consider application 05/02917/FUL, submitted by Mr + Mrs Donat. The application is for: **Extension to one side of existing house over two storeys (with windows) and roof (with velux window); entrance porch and sliding doors to garden**

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 detached two storey house, within a cul-de-sac located off the south side of Wester Hill. Similar styled properties lie adjacent whilst to the rear (west) is the Merchants of Edinburgh Golf course.

The site is also within the Craiglockhart Hills Conservation Area. It is not listed.

## **Site history**

There is no relevant planning history.

## **Description of the Proposal**

### **Scheme 2**

The proposal is for a one and a half storey side extension on the south facing gable of the house with a single storey store/workshop extension extending for 2.5m into the rear garden. A single storey porch extension will extend for 0.7m beyond the existing building line at the front of the house. The side extensions are to be built up to the boundary with the adjacent property to the south (7 Wester Hill).

### **Scheme 1**

The initial proposal was for a two storey side extension on the south facing gable of the house with a single storey store/workshop extension extending for 2.5m into the rear garden and a single storey porch extension.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals enhance or preserve the character and appearance of the Conservation Area? There being a strong presumption against the granting of planning permission if this is not the case.
- 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 assess the determining issues, the Committee needs to consider whether:

- a) The proposal adversely affects the character and appearance of the Conservation Area;

b) There will be any detrimental effect on adjacent properties in terms of loss of privacy and overshadowing.

a) The site lies within the Craiglockhart Hills Conservation Area. *The essential character of the Craiglockhart Hills Conservation Area derives from its significant cluster of former Victorian institutions within a very high quality landscape and topographic setting.*

*The Wester and Easter Craiglockhart Hills both rise to over 150 metres above sea level and form prominent landscape features. Glenlockhart Road traverses the Conservation Area from east to west following the line of the Glenlockhart valley which separates the two hills. The area encompasses a mosaic of habitats which are exceptional within a city environment, and provide extensive panoramic views of Edinburgh, across the Firth of Forth and to the hills beyond. Views to the Hills from Arthur's Seat, Calton Hill, Blackford Hill and Edinburgh Castle are also spectacular, in particular to Easter Craiglockhart Hill on which high quality Victorian buildings are set against a predominantly wooded hill, the woodlands emphasising the visual prominence of the site over the local surrounding area. The Hills are fringed by the substantial existing or former institutional buildings.*

The proposed extension relates to an extension on a modern house within a relatively recent development.

The suburban development has been constructed in materials which were seen as being complementary to the character and appearance of the Conservation Area. The proposal would be designed and finished to match the existing house and as such the character and appearance of the Conservation Area would be safeguarded.

The proposal is located on the boundary of the site and would be 1 metre away from the neighbouring gable. The proposal now incorporates a reduction in the height of the extension to ensure that it remains visually subservient to the existing house and maintains the detached nature of the housing scheme. This is considered to be acceptable.

b) The majority of the proposed side extension is mostly in a gable to gable situation. However, because of the existing relationship with the house to the south which is set slightly forward, some overshadowing would occur. The proposal is directly to the north of the adjacent property so that no loss of direct sunlight will occur to the neighbours' ground and an exception to the Guidelines is considered to be justified on this occasion.

Issues relating to the affects of any building work (including structural matters) on the neighbouring property are not material planning considerations.

In conclusion, the amended proposals comply with the development plan, will have no adverse effect on the character or appearance of the conservation area and have no detrimental impact on residential amenity.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Dorothy Amyes on 0131 529 3905
<b>Ward affected</b>	26 - Craiglockhart
<b>Local Plan</b>	South West Edinburgh; Draft West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Housing
<b>Date registered</b>	26 August 2005
<b>Drawing numbers/ Scheme</b>	Scheme 2 – Drawings 1-4, 7-9, 13, 14-19 Scheme 1 – Drawings 1-13

**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, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto: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](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:** 8 Wester Hill  
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**Proposal:** Extension to one side of existing house over two storeys (with windows) and roof (with velux window); entrance porch and sliding doors to garden

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## Consultations, Representations and Planning Policy

### Consultations

No consultations received.

### Representations

The application was advertised on 22 August. One letter of representation was received from a neighbour raising the following concerns:-

- The height, materials and drainage of the rear extension,
- The style of the new windows and doors on the front elevation;
- The extension would make the site too dense and result in a loss of the detached nature of the houses;
- Other issues relating to building work.

***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 South West Edinburgh Local Plan area in an area mainly allocated for housing. The site is also within the Craiglockhart Hills Conservation area.

It is similarly zoned in the Draft West Edinburgh Local Plan.

Relevant Policies:

**South West Edinburgh Local Plan**

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

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.

**Draft West Edinburgh Local Plan**

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 DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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.

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

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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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# **PLANNING APPLICATION**

<b>Address</b>	<b>8 Wester Hill, Edinburgh, EH10 5XG,</b>		
<b>Proposal</b>	<b>Extension to one side of existing house over two storeys (with windows) and roof (with velux window); entrance porch</b>		
<b>Application number:</b>	<b>05/02917/FUL</b>	<b>WARD</b>	<b>26- Craiglockhart</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			