

Development Management Sub Committee

Wednesday 13 January 2016

**Application for Planning Permission 15/04540/FUL
At 12 Woodside Terrace, Edinburgh, EH15 2JB
Alter and extend house including dormers to front and back.**

Item number	4.8
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The proposals are acceptable and comply with the Development Plan and the Council's non-statutory guidelines. The proposed extension is of an appropriate scale, form and design, is in-keeping with the character of the surrounding area, and will not adversely impact on the setting of the nearby conservation area. The proposed extension, dormers and rooflights will not result in an unreasonable loss of neighbouring amenity and accord with the daylighting, overshadowing and privacy criteria in the non-statutory Guidance for Householders. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#) LPC, CITD11, CITE6, NSG, NSHOU,

Report

Application for Planning Permission 15/04540/FUL At 12 Woodside Terrace, Edinburgh, EH15 2JB Alter and extend house including dormers to front and back.

Recommendations

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

Background

2.1 Site description

The application site is a detached bungalow on the south side of Woodside Terrace. It contains modest sized front and rear gardens, a long driveway and garage and a small rear extension. The surrounding area is solely residential and comprised of similar housing styles, many of which also have extensions. The property is not listed or within the curtilage of any listed buildings. The dwelling is just outwith the Portobello Conservation Area, which includes properties on the north side of the street.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes a single storey extension to the rear and side of the property. The extended areas will infill the area between the existing extension and garage at the rear and between the garage and front of the property at the side. Materials shall match those existing, including natural slate for the pitched roof and sarnafil for the flat roof, white uPVC windows and a mixture of roughcast and stone for the external walls. The total footprint of the extended area is approximately 60 square metres, taking the overall footprint of the dwellinghouse to approximately 200 square metres.

In addition to the extension, two dormers are proposed on the front elevation and two on the rear elevation. A double rooflight is proposed on the west elevation and two single rooflights are located on the east elevation. The rooflights constitute permitted development.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 proposals are of an acceptable scale, form and design and will not be detrimental to neighbourhood character or the setting of the nearby conservation area;
- b) the proposals will result in an unreasonable loss of neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any public comments raised have been addressed.

a) Scale, Form, Design and Character

There are a variety of extension styles and sizes in the surrounding area. Materials for the proposed extension match those existing and the proposal forms a sympathetic addition. Design is in keeping with the character of the area and is therefore acceptable. The scale of the proposed extension is appropriate, occupying less than a third of the rear garden. It is single storey and does not extend beyond the front of the dwellinghouse, leaving a clear distinction between properties. The neighbouring property also contains a side extension which comes to the front of the house. The proposed front and rear dormers occupy less than 50% of the roof width, are 500mm from the roof ridge, and have visible expanses of roof on all sides. They do not dominate the form of the roof and comply with the non-statutory Guidance for Householders.

The scale, form and design of the proposals are acceptable and there shall be no detrimental impact on the character of the area or setting of the nearby conservation area.

b) Neighbouring Amenity

Both neighbouring properties contain extensions on the boundary with the application site. There will be no impact in terms of overshadowing or daylighting due to the proposals relationship with these extensions. The proposed rear dormers are over 10 metres from the boundaries and 20 metres from the property opposite. The front dormers are over 20 metres in distance from the property opposite. The dormers are an adequate distance from other properties and boundary and do not raise any privacy issues.

There shall be no significant impact in terms of privacy, daylighting or overshadowing and the proposals will not result in an unreasonable loss of neighbouring amenity.

c) Human Rights and Equalities

This application was assessed in terms of potential impacts on human rights and equalities; none were identified.

d) Public Comments

Material Representations – Objections

- Scale of extension. Assessed in section 3.3a) and found to be of an appropriate scale.
- Dominance of dormers on roof. Assessed in section 3.3a) and found to be acceptable.

Conclusion

The proposals are of an appropriate scale, form and design, are in-keeping with the character of the surrounding area, and will not adversely impact on the setting of the nearby conservation area, thus complying with ECLP policies Des 11 and Env 6. The proposed extension, dormers and rooflights will not result in an unreasonable loss of neighbouring amenity and accord with the daylighting, overshadowing and privacy criteria in the non-statutory Guidance for Householders.

There are no material considerations which outweigh this conclusion. It is recommended that Committee approves this application.

As this application has been submitted by a family member of an Elected Member of the Authority, a Committee decision is required.

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:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets 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

The application was not advertised, although neighbour notifications were issued. One letter of representation was received from a neighbouring resident which neither supported nor objected to the proposals. It raised concerns and questions about the application, of which the following were material:

Material Considerations

- Scale of extension; and
- Dominance of dormers on roof.

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**

Edinburgh City Local Plan - Urban Area.

Date registered

1 October 2015

Drawing numbers/Scheme

01-03, Scheme 1,

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: James Gellini, Trainee Planner
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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.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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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