

**Full Planning Application 05/03811/FUL
at
28 Baberton Mains Way
Edinburgh
EH14 3HJ**

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

1 Purpose of report

To consider application 05/03811/FUL, submitted by Mr + Mrs Brown. The application is for: **Proposed extension**

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

2 The Site and the Proposal

Site description

The application property is a semi-detached, two-storey dwelling house located to the east of Baberton Mains Way. There is garden ground to the front and rear, with a driveway to the side. The application site is located within a predominantly residential area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

It is proposed to extend the existing porch, erect a single storey extension at the side and a single storey extension of the rear of the application property. The extension to the rear would be the full width of the existing property and the side extension, and would be 2.8m in depth.

Windows would be positioned in the front, side and rear elevations of the extension, and roof lights would be inserted in the extended porch and the roof of the extension. External materials include render and roof tiles to match the existing property.

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 take account of the following specific considerations:

a) Whether the proposal has a detrimental effect on the appearance of the dwelling house and the character of the surrounding area.

b) Whether the proposal is detrimental to the amenity of neighbours.

a) The proposed extension would not occupy more than one third of the applicant's original rear garden area and, therefore, adequate amenity open space would remain.

The proposed extension is of an appropriate scale and would not dominate the original dwelling house. Whilst the side extension is not set back from the front line of the existing dwelling, it is in line with the existing porch. Projecting porches and garages are both common features of properties in the immediate surrounding area. The use of matching materials provides a unifying link with the existing property. The proposal would not, therefore, have a detrimental impact on the appearance of the dwelling house.

The single storey side extension would replace part of the application site's existing driveway. Its southern elevation would be in excess of 300mm from the footway and the corner would remain open. The spatial character of the area would not be unduly affected by the proposal. The remaining driveway is in excess of 13m, which is an adequate length for parking two vehicles.

b) The rear elevation of the extension would be 6.5m from the eastern boundary of the application site. Two metre high fencing is in place along this boundary and, therefore, overlooking would not be an issue. In addition, the depth of the rear extension would not give raise to any undue overshadowing of adjoining property. The proposal would not have a detrimental impact on residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
Ward affected	41 - Murrayburn
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	14 November 2005
Drawing numbers/ Scheme	02 - 03 Scheme 1

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, Helen Martin on 0131 529 3517. Email: helen.martin@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: 28 Baberton Mains Way
Edinburgh
EH14 3HJ
Proposal: Proposed extension
Reference No: 05/03811/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received from a local resident regarding the reduction in off-street parking.

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 South West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Draft West Edinburgh Local Plan locates the site within the Urban Area, an area in which the Plan supports a wide range of development proposals, unless other policies of the Plan indicate otherwise.

Relevant Policies:

South West Edinburgh Local Plan

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.

Non-statutory Guidelines

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.

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

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Proposal	Proposed extension		
Application number:	05/03811/FUL	WARD	41- Murrayburn
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			