

**Full Planning Application 05/03485/FUL
at
24 Barnton Avenue West
Edinburgh
EH4 6DE**

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

1 Purpose of report

To consider application 05/03485/FUL, submitted by Mr Robertson. The application is for: **Extend detached house and alter exterior finishes (As Amended)**

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 large detached dwelling house located on the south side of Barnton Avenue West. The front of the property is single storey dropping to two storeys at the rear. The property is accessed via a private driveway, to the west of 26 Barnton Avenue West. The site is heavily screened with trees to the north, west and east with the south boundary relatively open, overlooking the golf course. The property is a modern design, finished with brick and a pitched roof clad in concrete tiles. There is a substantial area of glazing to the south elevation as existing, taking advantage of the golf course views.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application seeks to extend the dwelling to the west with a single storey to the front, increasing to two storeys to the rear. The proposal takes advantage of the sloping site and carries through the design of the original dwelling. The new wing will extend from the existing roof, with the glazed gable to the rear stepped down slightly from the existing roof. The south elevation will be predominantly glazed and will face into the garden ground with extended views over the golf course. A small porch will be added over the existing entrance to the front of the dwelling and a further small extension to the rear. The materials and general design are to match the existing dwelling.

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

In order to determine this application the following issues should be considered:

- a) The effect of the scale, form and design on the character of the area;
- b) The effect on neighbouring amenity.

a) The existing dwelling is set in a large plot, and accessed via a private driveway from Barnton Avenue West. The property is not visible from Barnton Avenue West as the dwelling is on lower ground than the road and is screened with mature trees to the east and west boundaries. The proposal seeks to add an additional eighty-four square metres to the footprint of the dwelling which is significant. However, given the size of the existing property in relation to the plot, the proposal is in proportion to the overall scale of the dwelling.

The extension will take up less than 30% of the garden ground in compliance with guidelines. The area of remaining garden ground will be approximately 570 square metres which is sufficient for amenity purposes. The proposed extension will be two metres from the west boundary and twenty-three metres from the boundary with the golf course.

The extension carries through the existing design of the property.

The proposal is in keeping with the character of the dwelling and therefore acceptable.

b) The proposal does not create any loss of residential amenity. There is no overshadowing created by the extension. The extension does not create any loss of privacy. The windows to the north elevation are screened with boundary planting that exists between 24 and 26 Barnton Avenue West. The new windows to the south have an open outlook over the golf course.

There are no material considerations that outweigh this assessment.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	05 - Cramond
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	25 October 2005
Drawing numbers/ Scheme	01, 02, 11 - 14 Scheme 3

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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: 24 Barnton Avenue West
Edinburgh
EH4 6DE

Proposal: Extend detached house and alter exterior finishes (As Amended)

Reference No: 05/03485/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received in relation to the proposed extension from the Royal Burgess Golfing Society of Edinburgh.

The letter expresses concern regarding the proximity of the proposed extension to the boundary of the golf course and the hazard of golf balls entering the application property grounds.

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 application site is identified within the North West Edinburgh Local Plan as being in an area of interest where special character and local amenity are to be safeguarded.

The application property is also identified within the Draft West Edinburgh Local Plan as being within the urban area. Policies DQ6, DQ11 and H1 apply.

Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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

Address	24 Barton Avenue West, Edinburgh, EH4 6DE,		
Proposal	Extend detached house and alter exterior finishes (As Amended)		
Application number:	05/03485/FUL	WARD	05- Cramond
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			