

**Full Planning Application 05/03620/FUL
at
10 Corstorphine Bank Avenue
Edinburgh
EH12 8SB**

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

1 Purpose of report

To consider application 05/03620/FUL, submitted by T Aslam. The application is for: **Proposed alterations and extension to form dining room and bedroom**

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 site is a detached single storey property located on the eastern side of Corstorphine Bank Avenue. The site is located within a residential area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes the erection of a single storey pitched roof extension to the rear of the property. The extension will have a footprint of approximately thirty-eight square metres and will extend 5.3 metres from the rear of the existing house.

It has been designed with a hipped roof which is at a similar height to the existing roof. The length of this roof is 4.6 metres which is slightly less than 50% of the depth of the house.

There is an existing conservatory extension which will be removed.

Scheme 1 proposed that the proposed extension be constructed on the boundary with the property to the south.

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 need to consider:

- a) Whether the scale and design of the proposal are acceptable and
- b) Whether there will be any adverse effect on the amenity of neighbouring properties.

a) When combined with the existing flat roof extension, which is to remain, and the single storey garage, the area of the original garden ground to be developed will be less than one third. The proposed extension is of an appropriate scale for retaining garden ground in line with guidelines.

The extension will have the appearance of being subservient to the existing house and is of appropriate design and finishes. The proposed extension

complies with the non- statutory guidance on House Extensions and Alterations.

b) It is proposed to form two windows in the rear elevation of the extension. These windows will face onto the applicant's garden area and will be in excess of fifteen metres from the boundary. These windows will not impact on the privacy of any neighbouring properties. A new window is proposed on the southern elevation of the original house. This window is permitted development. There are no privacy issues from the proposed extension.

The proposed extension extends 5.3 metres from the rear wall of the original house and has been set off the boundary with a property to the south by 0.4 metres. The majority of any overshadowing will fall within the applicant's site. There are existing sheds and outbuildings in the neighbouring property and any overshadowing created will predominantly fall onto these buildings. In addition the proposed extension is orientated on the northern boundary of the adjacent property. In this instance the resultant overshadowing will be minimised due to this orientation. The proposed extension will not have any adverse impact on the residential amenity of neighbouring properties.

In conclusion, the proposed extension is of a scale and design appropriate for the location and will have no adverse impact on the residential amenity of neighbouring properties.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
Ward affected	14 - North East Corstorphine
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	28 October 2005
Drawing numbers/ Scheme	1a and 2a Scheme 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, 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: 10 Corstorphine Bank Avenue
Edinburgh
EH12 8SB
Proposal: Proposed alterations and extension to form dining room and
bedroom
Reference No: 05/03620/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of representation have been received from one interested neighbouring resident. The following material points have been raised:

- Concern over new window proposed in south elevation and impact on privacy
- Extractor fan in north wall
- Concern light will be adversely affected into kitchen.

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 proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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 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	10 Corstorphine Bank Avenue, Edinburgh, EH12 8SB		
Proposal	Proposed alterations and extension to form dining room and bedroom		
Application number:	05/03620/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			