

**Full Planning Application 05/02772/FUL
at
35 Craigcrook Avenue
Edinburgh
EH4 3PY**

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

1 Purpose of report

To consider application 05/02772/FUL, submitted by Mr + Mrs Wong. The application is for: **Extend dwelling house to rear with new integrated garage to n.w side of house, form new pitched slated roof with 2 dormer windows to rear of house**

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 comprises a detached single storey property on the south side of Craigcrook Avenue.

There is a single storey flat roofed extension to the rear and a flat roofed garage to the side.

The property has harled walls and a slate roof.

Site history

There is no history for this property.

History for no.37

February 2005 Planning permission was granted for extensions to the rear and alterations to form additional living and attic accommodation.
(04/04629/FUL)

Description of the Proposal

The existing garage is to be converted to a kitchen and a new garage is to be erected to the front. It would be eight metres long by 2.8 metres wide and would not project beyond the front wall of the house.

An infill extension is proposed to the rear to provide a dining room. This would be 2.1 metres long by four metres wide.

The existing roof would be removed and a new roof installed. The height of the roof would be approximately 300mm higher than the existing and it would extend over the existing and new garage. The roof would be hipped but with a pitch of forty two degrees, steeper than the existing and a large flat area on top. In the centre of the flat roof would be a raised rooflight.

Flat roofed dormer windows are proposed to the front and rear. Those to the rear would have French doors.

The materials are slate to roof, UPVC to windows and doors and harled walls to match existing.

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 these determining issues the Committee needs to consider whether:

- a) The scale and design of the proposals would be acceptable;

b) There would be any adverse loss of amenity to neighbouring properties

a) The extension to the rear would result in a depth of approximately 80% of the depth of the original house. This is due partly to the building on top of the existing single storey extension and to the style of roof proposed. The extension is to the rear. It would not be detrimental to the character of the building or the area in general. It would not appear bulky or over dominant. A similar depth of extension was approved in February 2005 at number 37.

The rear extension would take up less than a third of the rear garden area.

The pitch and form of the roof would not match that of the existing roof. The shape of the roof would be altered from pitched at the gables to a large truncated pyramid roof structure. The area has a number of properties which have had alterations to the roof shape and height. As there is sufficient roofscape variety in the area the proposal would not be out of character with the area.

The proposed dormers on both the front and rear elevations would not exceed 50% of the average roof length. They would not appear bulky, overbearing nor would they dominate the roof. The dormers in themselves would be acceptable.

Materials proposed would be acceptable.

In terms of scale and design the proposed alterations would be acceptable.

b) Windows to the front would result in no adverse increase in loss of privacy as they face the road, and are no closer to the property opposite than the existing.

A rooflight in the gable would be to a stair and no loss of privacy would occur.

Windows to the rear of the property would be no closer to the rear site boundary than the existing. Balconies would be inset into the roof and would not result in overlooking to the neighbouring side properties.

In terms of privacy the proposal would be acceptable.

The proposal would result in some overshadowing to the property to the northwest. This would amount to approximately 4.8 sq metres outwith the gable zone of the properties. The amount of overshadowing would not adversely affect the amenity of the adjoining property by any significant amount compared with the amount of overshadowing from the existing building. In addition this adjoining property has planning permission for extensions to the rear which would reduce the impact of any overshadowing.

In terms of overshadowing the proposal would be acceptable.

In conclusion, the proposed design of the extension would be acceptable, and there would be no adverse effect on the amenity of nearby residential property. There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves this application subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Karen Robertson on 0131 529 3990 (FAX 529 3716)
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	16 August 2005
Drawing numbers/ Scheme	1-3, 5-6 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: 35 Craigcrook Avenue
Edinburgh
EH4 3PY

Proposal: Extend dwelling house to rear with new integrated garage to n.w side of house, form new pitched slated roof with 2 dormer windows to rear of house

Reference No: 05/02772/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations have been undertaken.

Representations

A letter has been received from one neighbour. Comments raised are as follows:

1. Support development provided it is sympathetic to the character of the neighbouring houses.
2. Side and gable dormers should be avoided.
3. Materials should match existing.
4. Increase in roof height shouldn't be too excessive.
5. Any increase in roof angles should be left to the minimum.
6. Out of character development should be avoided.

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

North West Edinburgh Local Plan

Mainly residential

Draft West Edinburgh Local Plan

Urban area

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.

Appendix B



Application Type Full Planning Application

Application Address: 35 Craigcrook Avenue
Edinburgh
EH4 3PY

Proposal: Extend dwelling house to rear with new integrated garage to n.w side of house, form new pitched slated roof with 2 dormer windows to rear of house

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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	35 Craigcrook Avenue, Edinburgh, EH4 3PY		
Proposal	Extend dwelling house to rear with new integrated garage to n.w side of house, form new pitched slated roof with 2		
Application number:	05/02772/FUL	WARD	06- Davidsons Mains
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			