

**Full Planning Application 05/03854/FUL**  
**at**  
**26 Redford Loan**  
**Edinburgh**  
**EH13 0AX**

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

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**1 Purpose of report**

To consider application 05/03854/FUL, submitted by Ms Kerr. The application is for: **Alterations to dwelling 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 is a single storey, semi detached house, finished in render with a concrete tiled roof, located in an area of similarly designed houses. The site has a single garage to the rear which is built on the western boundary of the site. The rear garden is large and well screened. The other half of the semi has a dormer on the front and rear elevations. The house is separated from the house to the west by its own driveway, a 2 metre high screen fence and the driveway of the neighbouring house. The house to the west has windows on the gable.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

### **Scheme 2**

The proposal is to construct a dormer and a velux window on the front roof plane and two dormers on the rear roof plane. The existing garage would be demolished and replaced with a larger one, located at the side of the house. The garage would be flat roofed and measure 6.6 metres long, 2.9 metres wide and 2.4 metres in height. The garage would be built on the boundary of the site. The proposed materials would match the house.

### **Scheme 1**

There was one rear dormer proposed which was 4.1 metres in width.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

- 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 assess the determining issues, the Committee needs to consider:

- a) Whether the proposal is in keeping with the character of the area;
- b) Whether there are any detrimental effects on the amenity of adjacent properties.

a) The proposed dormer to the front of the house is similar to the existing one on the neighbouring half of the semi detached house and complies with the Council's Non Statutory Guidelines on House Extensions and Alterations. The second scheme for the rear roof alteration now proposes two separate dormers which equate to 300 millimetres more than one half of the average roof width. The dormers are to the rear and well located on the roof. They neither dominate the roof nor adversely affect the character of the area. A minor infringement of the guidelines is acceptable in this case.

The new garage does not occupy more than one third of the garden area and is set well back from the frontage. The dormers and the garage are of an acceptable design and do not adversely affect the character of the area.

b) The front facing dormer and velux window overlook the street, whilst the rear dormers overlook the rear garden. The rear garden is long and backs onto woodland whereby by privacy will not be reduced.

The garage will not create any privacy issues.

The garage will be built on the boundary of the site and will project beyond the rear wall of the house by approximately two metres. The garage will be located mostly in a gable to gable situation and with the removal of the existing garage, overshadowing to neighbours will be limited.

The proposal complies with the Council's Non Statutory Guidelines on Daylighting, Sunlight and Privacy.

In conclusion, the proposal does not have any adverse impact on the area and the architectural integrity of the house is maintained. There are no adverse impacts on neighbours' amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David McFarlane on 0131 529 3512 (FAX 529 3716)
<b>Ward affected</b>	43 - Colinton
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	25 November 2005
<b>Drawing numbers/ Scheme</b>	1,2a,3,4a 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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One letter of objection has been received from a neighbour and their comments area as follows:-

- Loss of light
- The submitted location plan does not reflect the actual relationship between the two properties.

***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 mainly allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

#### Relevant Policies:

#### **South West Edinburgh Local Plan**

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

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 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

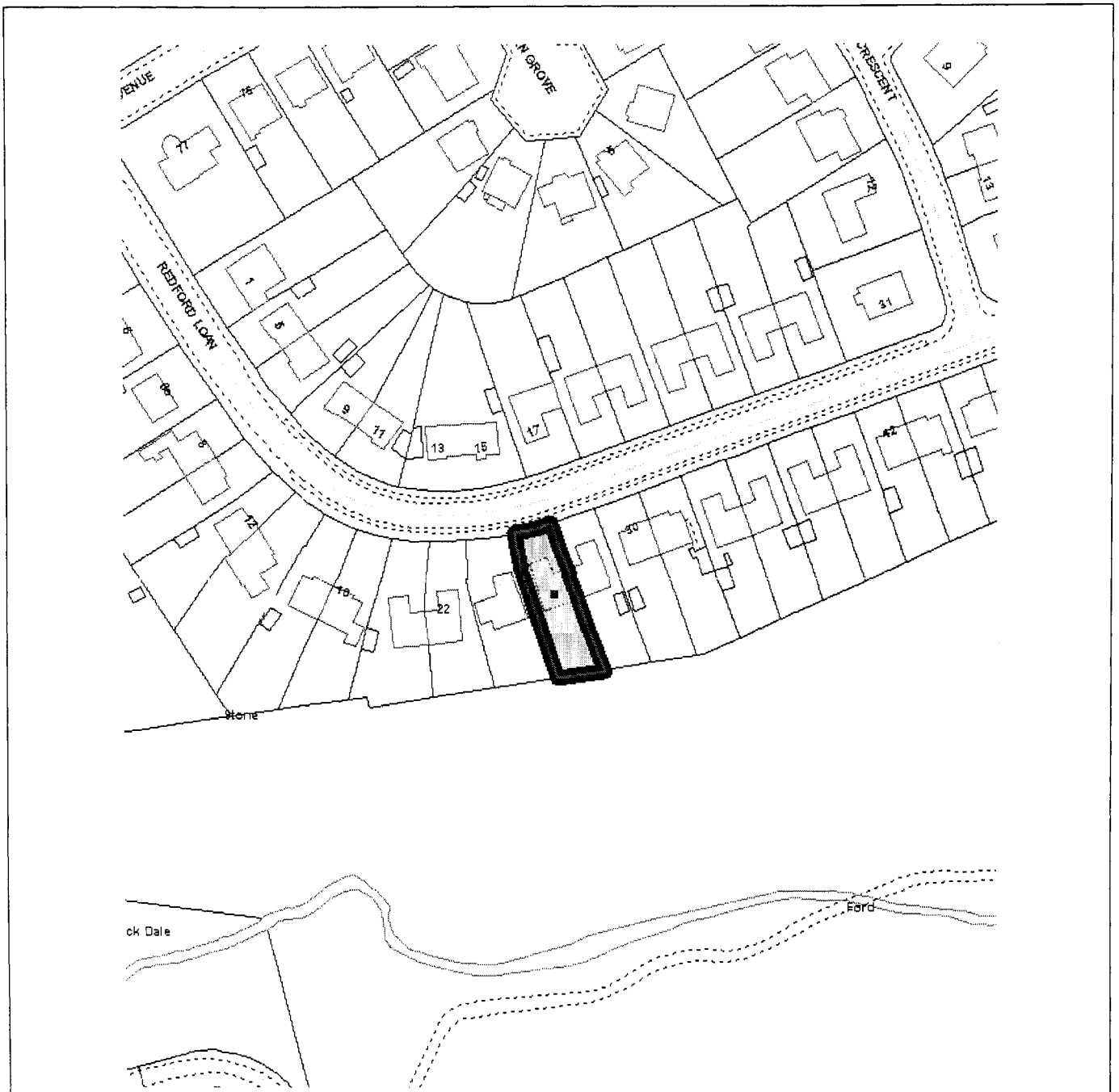
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>26 Redford Loan, Edinburgh, EH13 0AX</b>		
<b>Proposal</b>	<b>Alterations to dwelling house</b>		
<b>Application number:</b>	<b>05/03854/FUL</b>	<b>WARD</b>	<b>43- Colinton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			