

Full Planning Application 05/03773/FUL
at
4 South Parrotshot
Edinburgh
EH15 3RN

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03773/FUL, submitted by Mr M Bovazza-Marouf. The application is for: **Extension to the rear and above existing garage of detached dwelling (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 site comprises a modern detached two storey dwelling house, finished in facing brick. The rear garden is a median depth of 8.8 metres. The houses on either side are constructed on an offset building line. The neighbouring house to the east is located approximately 4 metres forward of the application site.

The surrounding area is residential, with open space to the rear.

Site history

19 August 2005 - Planning permission refused for two storey rear and side extension, by reason of significant overshadowing of the neighbouring property to the east.

Description of the Proposal

The application is for a two storey side extension and single storey rear extension, finished in facing brick and roof tile to match the existing house.

The two storey pitched roof side element is set down 0.8 metres from the existing roof ridge, and is 6 metres in length. The single storey offshoot is 3.25 metres in length. The whole extension is to be constructed along the eastern boundary, and projects a total of 5 metres beyond the rear building line of the adjacent house to the east. The two storey element of the extension projects 1.75 metres.

The maximum height of the extension is 6.8 metres and the width is 3.9 metres.

Amendment

The drawings now state that no part of the development shall overhang or oversail neighbouring 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 these determining issues, the Committee needs to consider whether:

a) The proposed extension will adversely affect the character of the existing house or the surrounding area;

b) The proposed extension will adversely affect neighbouring amenity.

a) The proposal is sympathetic to the existing house in terms of design and materials, and is subservient to it in terms of form. The proposal does not result in significant loss of amenity space. The step down in height will not generate a "terrace" effect with the adjacent property.

There is no adverse impact on the character of the house or the visual amenity of the area.

b) Daylight loss is restricted to the gable of the neighbouring property to the east, with the exception of the single storey rear extension and 1.75 metres of the two storey component. This amounts to approximately 10 square metres of daylight loss to the garden ground of this property.

The proposed extension fails the 45 degree assessment method in both plan and elevation in terms of the effect on the kitchen window of the neighbouring property. The breach of the elevational aspect is however restricted only to the 1.75 metre section of the two storey extension that projects beyond the rear building line of the neighbouring house. This breach is not significant under these specific circumstances, and general daylight levels to the rear of the neighbouring house are adequate due to its open south westerly orientation.

A single storey extension that would generate similar levels of daylight loss could be constructed under permitted development rights.

There are no privacy issues connected with the proposal. The upper floor rear window is 10 metres from the rear boundary. The land to the rear of the house is open space.

The distance between the east wall and the mutual boundary is shown as being 0.18m. The drawings have been amended to state that no part of the proposed development will overhang or oversail neighbouring property. The precise detailing of this aspect is however not a material planning consideration.

There will be no undue impact on the amenity of neighbouring properties.

The error in neighbour notification has been rectified.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to Daylight is not sufficient under the circumstances of the application to justify refusal.

The reasons for refusal of the previous application have been met.

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

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	58 - Duddingston
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	1 December 2005
Drawing numbers/ Scheme	01-04; 06 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, 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: 4 South Parrotshot
Edinburgh
EH15 3RN

Proposal: Extension to the rear and above existing garage of detached dwelling (as amended)

Reference No: 05/03773/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

One letter of objection has been received. The material grounds are summarised as overshadowing, loss of light and privacy, development out of character, creation of a terrace effect, and proximity to and overhanging of the boundary. An inaccuracy in neighbour notification was also highlighted.

No further publicity was undertaken in connection with the amended scheme, other than correction of the original neighbour notification.

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

South East Edinburgh Local Plan - Urban Area

Relevant Policies:

Policy DQ19 states that in considering proposals for the alteration or extension of an existing building regard will be had to the form, proportions and character of the existing building and the wider impact of the proposal.

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**

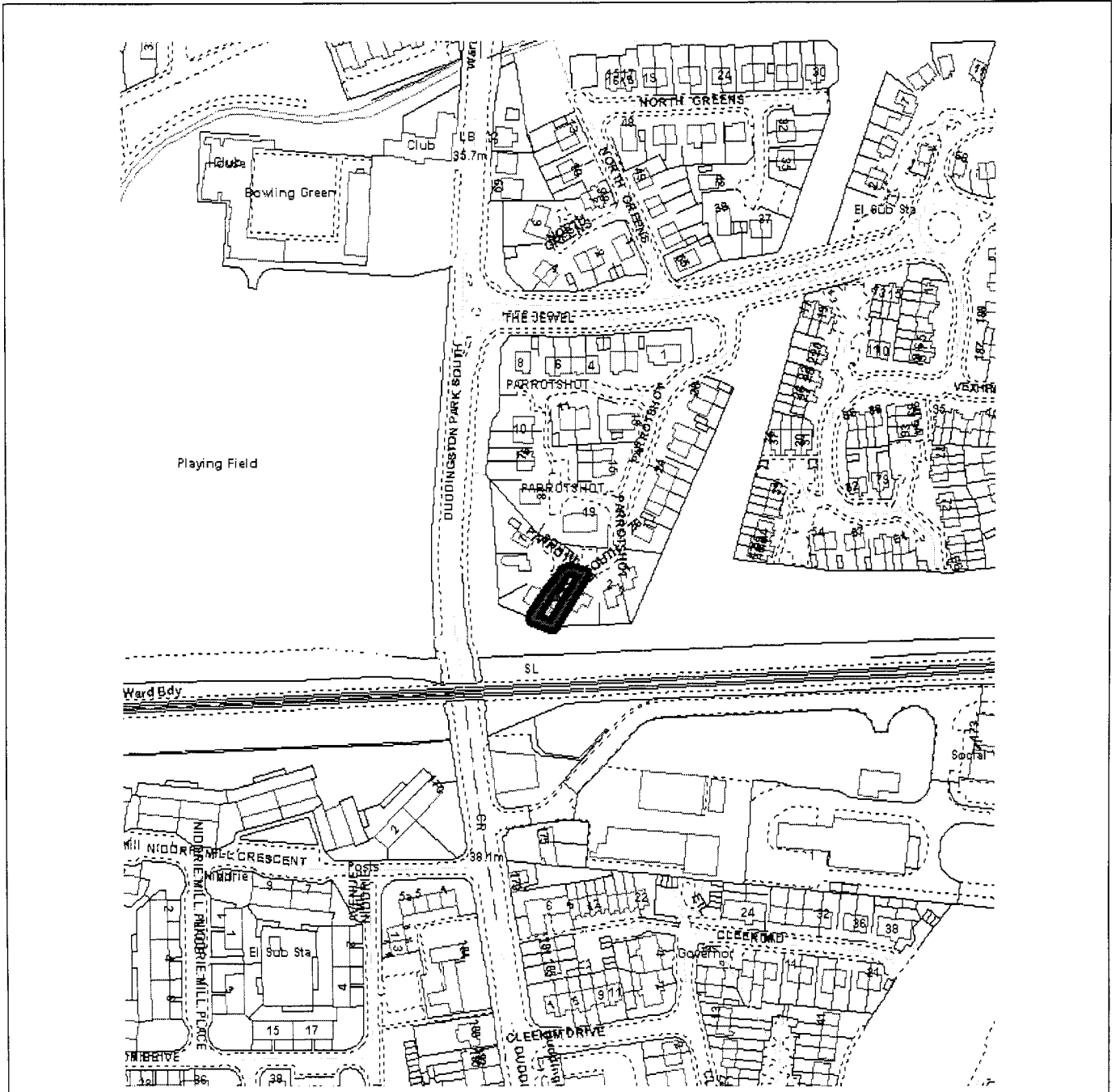
Conditions

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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Application number:	05/03773/FUL	WARD	58- Duddingston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			