

Development Management Sub Committee

10.00am, Wednesday 8 March 2017

**Application for Planning Permission 16/05649/FUL
At 36 Craiglockhart Terrace, Edinburgh, EH14 1AJ
Erect two storey pitched roof extension, demolish existing
garage and erect boundary fence.**

Item number	8.1
Report number	
Wards	A09 - Fountainbridge/Craiglockhart

Summary

The proposal complies with the development plan and broadly accords with the relevant non-statutory guidelines. The proposal would not adversely affect the character and appearance of the house or surrounding area or neighbouring residential amenity.

Outcome of previous Committee

This application was previously considered by Committee on 01.02.2017.

Links

Policies and guidance for this application	LDPP, LDES12, NSG, NSHOU,
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Report

Application for Planning Permission 16/05649/FUL At 36 Craiglockhart Terrace, Edinburgh, EH14 1AJ Erect two storey pitched roof extension, demolish existing garage and erect boundary fence.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is a two storey semi-detached dwelling house with garden ground to the front side and rear, located within a small cul-de-sac on the north-west side of Craiglockhart Terrace.

The property has a detached single garage on its north-east side located adjacent to a row of terraced houses. In terms of levels, the house is set down from the road on its south-east side.

The house has a rendered finish to the walls and a tiled roof. It is characteristic of the properties within the cul-de-sac.

2.2 Site History

11 October 1999 - planning permission granted for the erection of a porch (application number 99/01603/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to erect a two storey pitched roof extension on the south-east side of the house which will have a single storey mono-pitched roof element that will partly wrap round the front of the house.

The extension will be 3.50m wide by 8.51m deep at ground floor level. The depth includes a 1.50m protrusion at the front of the house.

The two storey element of the proposal will be set back from the front and rear of the house and set down from the roof ridge of the house by approximately 150mm.

The proposed materials include render for the walls and tiles for the roof to match the existing house.

An existing off-street parking area will be removed from the south-east side of the house to facilitate the proposed development. It is also proposed to remove the existing garage and extend the existing driveway which previously led to the garage.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- (a) the proposed scale, design and materials are acceptable;
- (b) the proposal is detrimental to the amenity of neighbours;
- (c) impacts on road safety are acceptable;
- (d) representations raise issues to be addressed; and
- (e) equalities or human rights impacts.

(a) Scale, Design and Materials

Policy Des 12 of the adopted Edinburgh Local Development Plan (LDP) and the non-statutory 'Guidance for Householders' sets out the criteria against which a house extension will be assessed. In particular, the policy and guidance seeks to ensure that a proposal in its design and form, choice of materials and positioning is compatible with the character of the existing building, will not result in an unreasonable loss of privacy or natural light to neighbouring properties and will not be detrimental to neighbourhood amenity and character.

In this instance, the proposal is for a two storey extension to the side of the house. It is set back from the front and rear of the house and set down from the roof ridge in accordance with non-statutory guidance for side extensions. The roof form of the extension and the proposed materials match those of the house. The proposal is therefore compatible with the house in terms of scale, design, form and materials.

In terms of its impact on the surrounding area, the extension is subservient in scale in relation to the house. The house will retain the character and appearance of a semi-detached property within the cul-de-sac. Moreover, it will not have an adverse impact on the building line of the terrace on the north-east side of the property.

The proposal does not affect the private amenity space of the application property as the area to the side of the house subject of the proposal is currently built over.

Whilst the proposal includes a low wall with metal railings on the south-east side of the property, this fence does not extend round to the front of the property and therefore retains the open character of the front garden areas of the properties in the cul-de-sac. Further, the wall and fence provide an adequate barrier to ensure pedestrian safety given the proximity of the public footpath to the lower ground level of the application site.

The extension to the front of the house is a modest extension in-keeping with the character and appearance of the house.

Overall, the proposal is acceptable in terms of scale, design and materials.

(b) Amenity

The proposal complies with the tests set out in non-statutory guidance in relation to daylighting and sunlight. The overshadowing created by the proposed development will fall within the application site and not on any neighbouring property. As such there will be no adverse impact on daylighting or sunlight to the neighbouring properties.

In terms of privacy, the windows of the proposed extension are front (south-west) and rear (north-east) facing. The rear facing windows are no nearer to the boundary than the existing windows of the house and therefore do not raise any additional privacy issues. The front facing windows are within the nine metres recommended in non-statutory guidance. However, they overlook the street and maintain a window to window distance in excess of the recommended 18m. No privacy concerns therefore arise.

The window to the north-west side of the front extension provides daylight to a non-habitable room and therefore no privacy concerns arise.

The proposal will not have a detrimental impact on neighbouring residential amenity.

(c) Road Safety

The proposal includes the widening and lengthening of an existing driveway. Its position remains the same and therefore no road safety concerns arise.

(d) Public Comments

Material Issues:

- daylight and sunlight - assessed in section 3.3 (b) and found to comply with non-statutory guidance;

- visual impact on surrounding area - assessed in section 3.3 (a);
- overbearing and out of scale - assessed in section 3.3 (a);
- greatly reduce the garden ground - assessed in section 3.3 (a);
- introduction of fence out of keeping with character of area - assessed in section 3.3 (a); and
- issues of road safety resulting from driveway - assessed in section 3.3 (c).

Non-material Issues:

- loss of private view;
- precedent;
- title deeds/burdens; and
- parking of construction vehicles and road safety resulting from this.

No community council comments have been received.

(e) Equalities and Human Rights Impacts

The application has been assessed and has no impact in terms of equalities or human rights.

Conclusion

In conclusion, the proposal complies with the development plan and broadly accords with the relevant non-statutory guidelines. The proposal would not adversely affect the character and appearance of the house, the surrounding area or neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Neighbours were notified on 23 November 2016 and 10 letters of representation were received: 10 objecting.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)

- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The property is an unlisted building in an Urban Area in the adopted Edinburgh Local Development Plan.

Date registered

17 November 2016

Drawing numbers/Scheme

01 - 03,

Scheme 1

David R. Leslie

Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Brian Fleming, Senior Planning Officer
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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

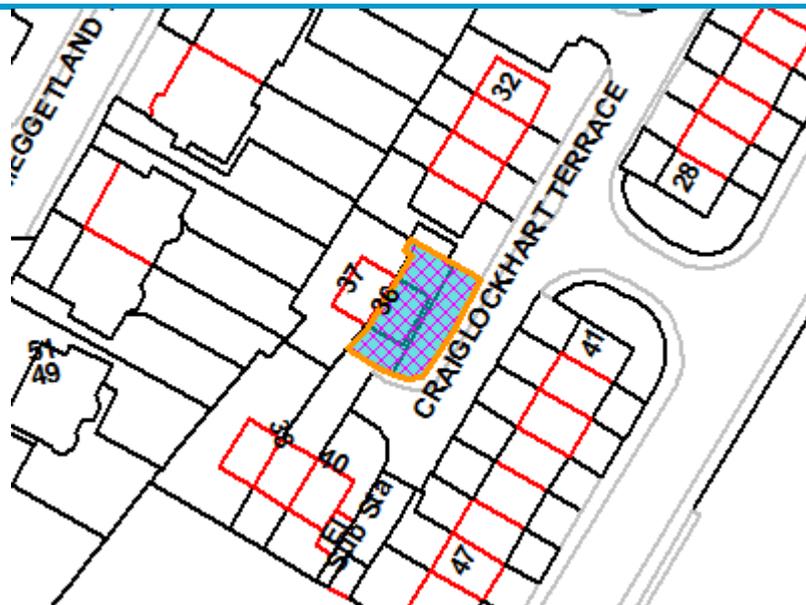
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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