

Development Management Sub Committee

Wednesday 19 April 2017

**Application for Planning Permission 17/00156/FUL
At 27 Braehead Road, Edinburgh, EH4 6BN
Single storey extension to a residential dwelling.**

Item number	4.1
Report number	
Wards	A01 - Almond

Summary

The proposal complies with the Development Plan and accords with the Council's non-statutory guidelines. The proposal preserves the character and appearance of the house and surrounding area and would not prejudice residential amenity.

Links

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

Application for Planning Permission 17/00156/FUL At 27 Braehead Road, Edinburgh, EH4 6BN Single storey extension to a residential dwelling.

Recommendations

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

Background

2.1 Site description

The site is a detached single storey dwellinghouse, located on the southern side of Braehead Road. The surrounding area is entirely residential, and is characterised by similar style dwellinghouses. The premises encompasses a sizeable rear garden area which slopes southward, and the majority of which is located below the ground level of the dwellinghouse.

2.2 Site History

07.08.2015 - Planning enforcement notice served for the unauthorised erection of timber decking at 29 Braehead Road (reference: 15/00063/ENCOMP). Subsequent planning appeal allowed on the 16.10.2016 (reference: ENA-230-2105) with the case subsequently closed on the 12.10.2016.

Main report

3.1 Description Of The Proposal

The application proposes the erection of a single storey extension to the rear of the property.

The proposed extension extends toward the south boundary of the site and has a length of approximately 5.7 metres. The extension continues the eaves line of the house with the ridge being approximately 500mm lower than the main house. The extension will be finished in render and roof tiles to match the existing property.

The formation of the deck is permitted development under Schedule 1, Article 3, Class 3D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). Therefore, no assessment of its merits is required.

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 proposal is of an acceptable scale, form and design and will not be detrimental to neighbourhood character;
- b) the proposal will result in an unreasonable loss of neighbouring amenity;
- c) impacts on equalities or human rights are acceptable; and
- d) public comments raised have been addressed.

a) Scale, form, design and neighbourhood character

Policy Des 12 of the Edinburgh City Local Plan and non-statutory 'Guidance for Householders' set out the relevant design criteria for alterations and extensions. In essence, these seek to ensure that alterations and extensions are compatible with the character of the existing building and not detrimental to neighbouring character.

With regard to the design and form of the proposed extension, it would not extend beyond the ridge line or eaves height of the existing dwelling in accordance with the Non-Statutory Guidance for Householders. Furthermore, the proposed extension would have a hipped roof to match the existing dwelling and be finished in materials to match the existing house.

In terms of scale, the proposed rear extension would account for less than one third of the existing garden ground providing adequate amenity space in accordance with the Non-Statutory Guidance for Householders

The proposal accords with the Local Plan and accords with the Non-Statutory Guidance for Householders with regard to scale, form, design and neighbourhood character.

b) Neighbouring amenity

In terms of privacy, the Non Statutory Guidance for Householders requires that all new windows are located at least nine metres from a common boundary or 18m from another window to limit any unreasonable impact on neighbouring amenity. The doors and windows on the rear (south) and side (west) elevations are over nine metres from their respective boundaries and are compliant with the non-statutory guidance.

The roof lights proposed in the side (east) elevation would face onto the blank roof of the neighbouring property to the east and do not raise any privacy issues.

Due to the scale and positioning of the proposal, it satisfies both the sunlight and daylighting criterion in the Non-Statutory Guidance for Householders.

Based on the above, the proposal accords with policy Des 12 and the amenity criteria in the Non-Statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

d) Public comments

Material considerations:

- The extension would result in overlooking to neighbouring properties - Addressed in Section 3.3b).
- The extension would result in overshadowing to neighbouring properties - Addressed in Section 3.3b).
- The scale of the extension is excessive - Addressed in Section 3.3a).
- The decking will result in overlooking to neighbouring properties - Addressed within the description of development.
- The serving of an enforcement notice on the decking at 29 Braehead Road is a material consideration and a similar approach should be taken with the proposed deck - The proposed deck is permitted development by virtue of Schedule 1, Article 3, Class 3D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). Notwithstanding the above, every planning application is assessed on its own merits.

Non-material Considerations:

- Smoke from a woodburning stove could blow towards neighbouring properties.

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.
4. The development proposal includes a flue. The associated solid fuel stove/burner, which does not require planning permission, should be an 'exempt appliance' in terms of the Clean Air Act 1993 and the City of Edinburgh Council's Smoke Control Area Orders. Advice on this matter is available at http://www.edinburgh.gov.uk/info/20237/pollution/312/smoke_control

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

The application was advertised on 23 January 2017 and eight letters of representation were received, all objecting to the planning application. 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**

Adopted Edinburgh Local Development Plan

Date registered

17 January 2017

Drawing numbers/Scheme

01-07,

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Craig Meikle, Planning Officer

E-mail:craig.meikle@edinburgh.gov.uk Tel:0131 529 3512

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.

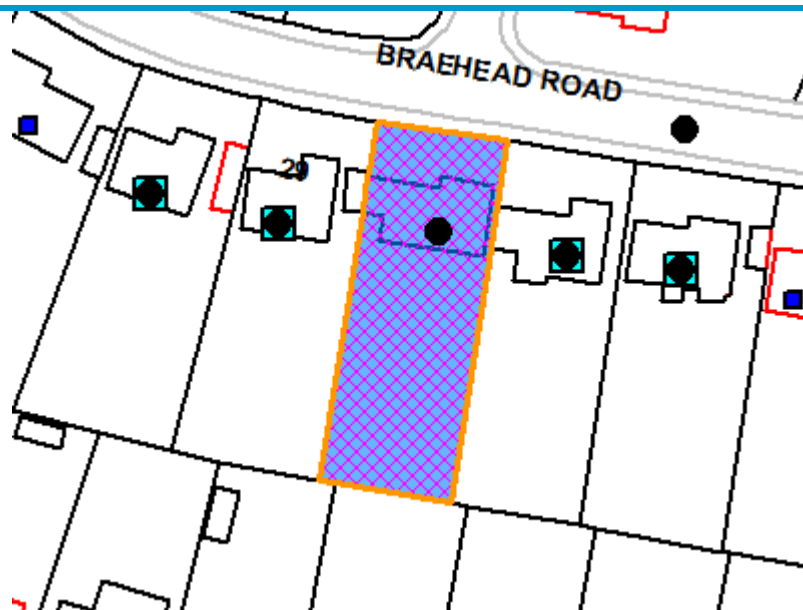
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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