



Item no

9

Full Planning Application 09/00806/FUL

at

33 Greenbank Crescent**Edinburgh****EH10 5TE**

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 09/00806/FUL, submitted by N Ahmed. The application is for: **Form attic conversion using velux roof windows plus ground floor extension**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is an Edwardian semi-detached property on a residential street. The rear garden of the property backs onto the Braidburn Valley Park, which is visible from Comiston Road. The property is neither listed nor in a conservation area.

Site History

09/00174/FUL: Attic conversion and single storey rear extension. Withdrawn 14.04.2009

Description of the Proposal

The application is for:

- (i) An attic conversion comprising a single rooflight to the front and rear elevations and four rooflights along the side elevation,
- (ii) A single-storey rear extension of traditional form and materials, with natural stone to match the existing and a hipped-pitched slate roof,
- (iii) The extension of the existing terraced area at the rear of the property to align with the single-storey extension.

The application is a revised proposal following the withdrawal of a previous application for an attic conversion with dormer windows and a single storey rear extension with lean-to roof.

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

- a) the scale and design of the proposal is appropriate and preserves or enhances the character and appearance of the surrounding area;
- b) the proposals are detrimental to residential amenity

a) The rooflights constitute Permitted Development in accordance with Schedule 1, Part 1, Class 2 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This element of the proposal does not therefore require planning permission.

The rear extension is 6m wide and extends 5.5m from the rear of the house (4.3m from the line of the existing single-storey outshot). The pitch of the roof and the stone walls and slate roof match those of the main house, and the size is proportionate to that of the large semi-detached villa. The proposed extension is therefore architecturally compatible with and subservient to the main house and the impact on the character and appearance of the building is acceptable.

The footprint of the extension occupies 15% of the rear garden, in compliance with the supplementary guidance on House Extensions and Alterations. 183 square metres of rear garden remain.

The rear of the property is visible in distant views from Comiston Road across the Braidburn Valley Park and concerns have been raised that the extension will have a detrimental impact on the character and appearance of views of the park and the uniformity of the rear elevation of the crescent of semi-detached villas.

The mature boundary foliage of the application site screens the ground floor of the property and therefore the proposed single-storey extension from public views, and only the pitched slate roof would be visible above the hedge. Furthermore, the house is over 150m from Comiston Road and cannot be seen in detail from this distance. The extension therefore has a negligible and wholly acceptable impact on the wider character of the area, and does not harm the character or appearance of the park or the architectural uniformity of the crescent.

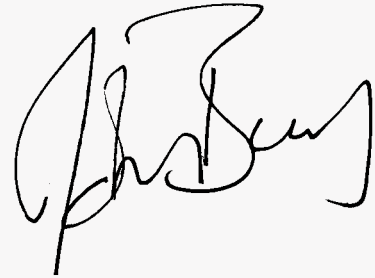
b) The proposal complies with the supplementary guidelines in respect of daylighting and overshadowing of neighbouring properties.

French windows in the side of the property face the boundary with the neighbouring property, at 35. However, the existing 2m high fencing and boundary planting provide sufficient screening and there is no loss of privacy for the neighbouring property.

The garden slopes gently away from the house and the proposal therefore incorporates the extension of the existing terrace by 3m in order to provide level access from the extension to the garden. The existing fence and boundary planting provide sufficient screening between the terrace and the neighbouring property. The height of the fence and planting is constant along the boundary between the two properties, and the small extension of the terrace has no impact on the privacy of No.35.

In conclusion, the proposal complies with the development plan and relevant supplementary planning guidance. There are no material considerations that

outweigh this conclusion. It is recommended that the committee approves this application.



John Bury
Head of Planning

Contact/tel	Alison Martin on 0131 529 6235
Ward affected	A10 - Meadows/Morningside
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential & Compatible Uses
Date registered	6 April 2009
Drawing numbers/ Scheme	01-03 Scheme 1

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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application
Application Address: 33 Greenbank Crescent
 Edinburgh
 EH10 5TE

Proposal: Form attic conversion using velux roof windows plus ground floor extension

Reference No: 09/00806/FUL

Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

29 letters of objection were received. Two letters were from community groups (Morningside Community Council and Friends of Braidburn Valley Park), 16 were from neighbours and 11 were from members of the public. Material issues of concern raised were:

- Inappropriate design and materials (taken account of in assessment a)
- Adverse impact on the character of the area and uniform appearance of the crescent (taken account of in assessment a)
- Impact on neighbouring residential amenity (taken account of in assessment b)

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

Relevant Policies:

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.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant policies of the South West Edinburgh Local Plan.

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.

Relevant Non-Statutory Guidelines

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.

Application Type Full Planning Application
Application Address: 33 Greenbank Crescent
Edinburgh
EH10 5TE

Proposal: Form attic conversion using velux roof windows plus ground floor extension

Reference No: 09/00806/FUL

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

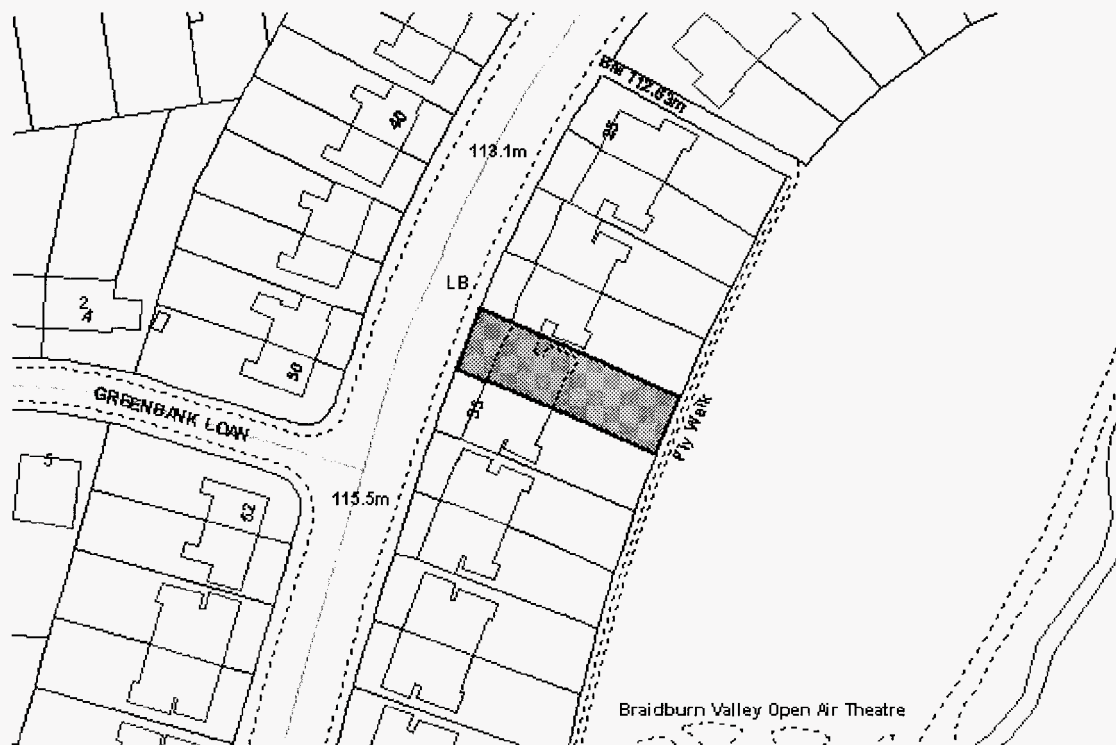
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

Application Type Full Planning Application

Proposal: Form attic conversion using velux roof windows plus ground floor extension

Reference No: 09/00806/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.