

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 18/00408/FUL
At 43 Kilngate Brae, Edinburgh, EH17 8UU
Proposed front, side and rear extensions and alterations to
existing house.**

Item number	4.6
Report number	
Wards	B16 - Liberton/Gilmerton

Summary

The proposal complies with policy Des 12 of the adopted Local Development Plan and the Non-Statutory Guidance for Householders. The extension is of an acceptable scale, form and design appropriate within the context of the area.

Links

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

Application for Planning Permission 18/00408/FUL At 43 Kilngate Brae, Edinburgh, EH17 8UU Proposed front, side and rear extensions and alterations to existing house.

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 two storey, semi-detached property, with garden ground to the front, side and rear. The surrounding area is predominantly residential.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is to erect a two storey extension on the side elevation, measuring 6.4m high, a single storey extension on the rear measuring 3.3m high and a porch on the front elevation. The rear extension will measure almost 3m in length into the 9m deep rear curtilage.

The materials would be red facing brick on the front elevation of the property and white render to match the existing property.

The proposed porch is permitted development with permission deemed to be granted at a national level. Accordingly, no further assessment will be made of its merits.

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) the proposal will result in an unreasonable loss of parking;
- d) any impacts on equalities or human rights are acceptable; and
- e) any public comments raised have been addressed.

a) Scale, form and design

The proposed extension will sit comfortably within the context of the building and its neighbours. The side extension on the east elevation of the property will potentially create a terracing effect if replicated by the neighbouring property. However, terracing is a characteristic of the area and will not harm the visual amenity of the street. The staggered roof design and setting back of the extension reduces its massing and improves the overall composition of the property. The proposed materials will complement the existing materials and harmonise with the building as a whole.

The proposal is of an acceptable scale, form and design and will be an appropriate addition to the property. The two storey side extension is set sufficiently back to provide a subservient addition. Adequate garden ground will be maintained within the rear curtilage of the property, in keeping with the spatial pattern of the area. There are several examples of rear extensions in the area and this proposal would not result in over development of the plot. Overall, the proposal will provide an appropriate design finish, when assessed in the context of the area.

This accords with the Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

In terms of privacy, there will be no overlooking caused by the side and rear extension.

There will be an impact on the level of daylighting to a neighbouring side window, which is 2.8m from the boundary of the east elevation of the property. However, the Non-Statutory Guidance for Householders states that side or gable windows will not normally be protected. In these circumstances, the proposed side and rear extension meet the standards for maintaining reasonable levels of daylight to existing buildings.

The proposal will have an acceptable impact on sunlight within the curtilage of neighbouring properties.

The proposal complies with the relevant criteria within the Non-Statutory Guidance for Householders and will have an acceptable impact on neighbouring residential amenity.

c) Parking

The proposal will result in the loss of a parking space from the property, leaving only one private parking space within the curtilage of the property. The Edinburgh Design Guidance parking standards stipulates that the maximum number of car parking spaces in this area be set at two spaces per dwelling. As there is sufficient on street parking available to provide adequate parking for the street, this ameliorates any parking concerns.

d) Equalities or human rights impacts

No impact on equalities or human rights.

e) Public comments

Material representations – Objection

- Scale; this is addressed in section 3.3a);
- Impact on character and appearance; this is addressed in section 3.3a);
- Terracing; this is addressed in section 3.3a);
- Breaching the established building line; this is addressed in section 3.3a);
- Design; this is addressed in section 3.3a);
- Daylight and sunlight; this is addressed in section 3.3b); and
- Parking; this is addressed in section 3.3c).

Non-material representations

- Boundary dispute - this is a civil matter.

Conclusion

The proposal is in accordance with Policy Des 12 of the adopted Edinburgh Local Development Plan and the Non-Statutory Guidance for Householders. The extension is of an acceptable scale, form and design appropriate within the context of the area. There are no adverse impacts on neighbouring amenity.

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

Seven representations were received from members of the public.

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**

Local Development Plan

Date registered

14 February 2018

Drawing numbers/Scheme

01 - 04,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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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.

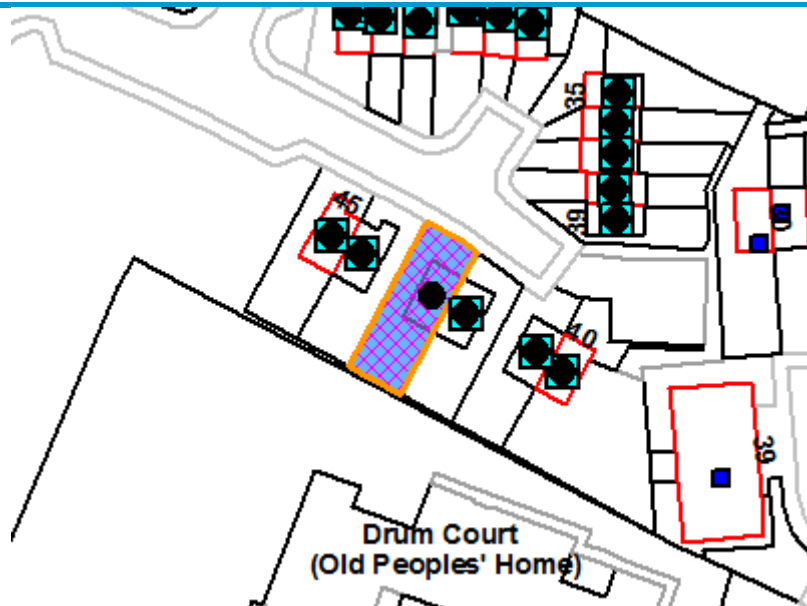
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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