

Development Management Sub Committee

Wednesday 6 June 2018

**Application for Planning Permission 18/01573/FUL
At 36 Roull Road, Edinburgh, EH12 7JS
Rear house extension and attic extension, removal of car
port and sheds, and formation of new patio: (Amendment of
16/01296/FUL).**

Item number	4.8
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposal complies with the Development Plan and broadly 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,

Report

Application for Planning Permission 18/01573/FUL At 36 Roull Road, Edinburgh, EH12 7JS Rear house extension and attic extension, removal of car port and sheds, and formation of new patio: (Amendment of 16/01296/FUL).

Recommendations

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

Background

2.1 Site description

The property is a single storey detached dwelling house with garden ground to the front and rear located on the east side of Roull Road. The house has a car port on its north side.

The rear garden of the property is large at approximately 330 sq.m. in area.

The property is characteristic of those on the east side of Roull Road.

2.2 Site History

13 May 2016 - planning permission granted for a rear house extension, attic extension, removal of car port and sheds, and the formation of a new patio (application number: 16/01296/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to erect a pitched roof extension to the rear of the house.

The extension will be gable ended and located on the north-east corner of the house, 1.0m off the northern boundary. It will be approximately 7.35m wide extending 6.2m into the rear garden. The most northerly part of the extension will be flat roofed incorporating a roof window. The extension also incorporates a stainless steel flue for a wood burning stove. This will terminate approximately 2.5m above the roof plane of the extension (600mm above the extension roof ridge/660mm above the house roof ridge) and will be approximately 200mm in diameter.

Windows and fully glazed doors are positioned on the south and east sides of the extension.

The proposed materials include vertical timber cladding for the walls, metal/timber composite windows and doors and a slate roof to match the house.

A car port and garden sheds will be removed to facilitate the proposed development. These works do not constitute development as defined under Section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended).

The rooflights shown on the western (front) and northern roof planes of the house and the alteration to form a new window opening on the north side of the house constitute permitted development under Part 1, Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No assessment of their merits have therefore been undertaken.

A dormer window on the east roof plane (rear) constitutes permitted development under Part 1, Class 1D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No assessment of its merits has therefore been undertaken.

The proposed log store on the north side of the house constitutes permitted development under Class 1, Part 3A of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No assessment of its merits has therefore been undertaken.

The patio area proposed to the rear of the house constitutes permitted development under Part 1, Class 3C (1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No assessment of its merits has therefore been undertaken.

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) material representations or community council comments raise issues to be addressed; and

(d) human rights and equalities.

(a) Scale, Design and Materials

Policy Des 11 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.

The proposed rear extension is of a modest height and reads as a detached building within the rear garden. The use of timber for the building is appropriate in this scenario. Whilst the extension does not reflect the roof form and pitch of the existing house, its scale is appropriate and the use of slate for the roof provides a unifying link to the house. The extension takes up less than one third of the rear garden area and therefore the proposed extension remains in-keeping with the spatial character of the surrounding area and ample private amenity space remains.

The extension and flue will be partially visible in views from the street. However, their impact will be minimal and will not detract from the character and appearance of the house or the surrounding area.

Overall, the proposed scale, design and materials are acceptable and the proposal will not adversely affect the character and appearance of the existing house or surrounding area. The proposal therefore complies with policy Des 11 and broadly accords with non-statutory guidance.

(b) Residential Amenity

Non-statutory 'Guidance for Householders' sets out the criteria for assessing daylighting, sunlight and privacy.

The proposed extension complies with non-statutory guidance in relation to daylighting and sunlight.

In relation to privacy, the windows on the east side of the extension are over nine metres away from the boundary and are compliant with non-statutory guidance.

The proposed fully glazed double doors on the south side of the extension are within nine metres of the boundary. However, the two metre high wall of the neighbouring conservatory provides adequate privacy protection in respect of the doors.

The rooflights on the northern roof plane of the pitched roof of the extension is within nine metres of the boundary. However, they are located at high level and no privacy concerns arise.

The proposal will not have detrimental effect on neighbouring residential amenity.

(c) Public and Community Council Comments

No public or community council comments have been received.

(d) Human Rights and Equalities

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 Council's non-statutory guidelines. The proposal preserves the character and appearance of the house and surrounding area and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

Committee Consideration

Committee consideration is required as the applicant is an officer of Planning and Building Standards.

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 have been notified of the application. No letters of representation have been received.

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	Urban Area - Edinburgh Local Development Plan
Date registered	11 April 2018
Drawing numbers/Scheme	01 - 04, Scheme 1

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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.

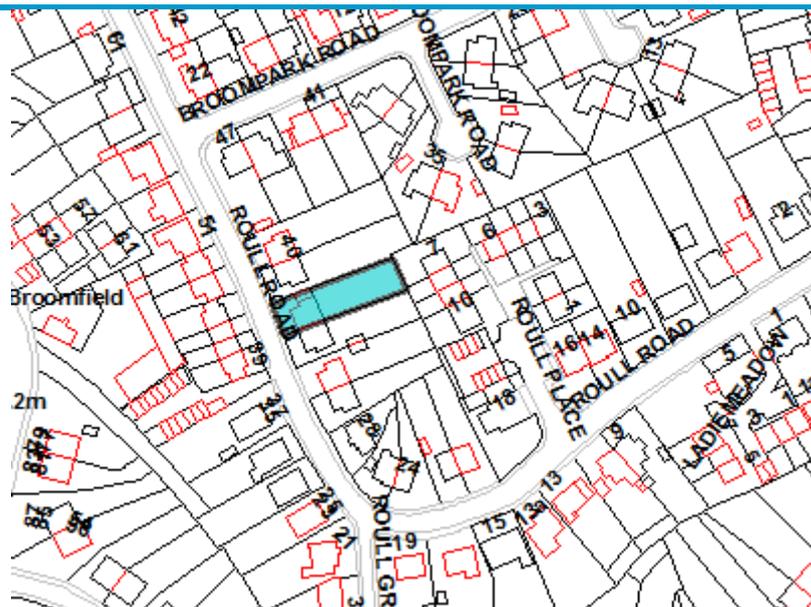
Appendix 1

**Application for Planning Permission 18/01573/FUL
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Consultations

No consultations undertaken.

Location Plan



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