

**Full Planning Application 09/00593/FUL
at
136 Broughton Road
Edinburgh
EH7 4JH**

**Development Management Sub-Committee
of the Planning Committee**

20 May 2009

1 Purpose of report

To consider application 09/00593/FUL, submitted by Mr + Mrs Igoe. The application is for: **Single storey extension for a new bedroom and porch to an existing semi detached house**

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

2 **The Site and the Proposal**

Site description

The property is a two-storey semi-detached house with a timber garage adjoined to the side. It is located on a main link between Canonmills and Leith, in a mixed use area. Similarly styled housing is found in the adjacent street.

Site History

16.10.2008. Permission refused for a single storey extension for a new bedroom and porch to existing semi-detached house (Ref: 08/02900/FUL).

Description of the Proposal

The proposal is for a single storey side extension, in place of the existing garage, and a front porch. The side extension will have a floor area of 26 square metres and be 2.8 metres wide and 9.3 metres in depth. It will extend 2.3 metres beyond the rear building line. The porch will extend 2 metres out from the front building line and will be 1.75 metres wide. The side extension and porch will both be approximately 2.6 metres high with a flat roof. The elevations will be render with the exception of the gable wall (west side elevation) of the side extension which would be brick. The side extension will have windows in the front and rear elevations and a door in the east side elevation. A timber rooflight will also be installed. There will be a window in the (east) side elevation of the porch. The windows and doors will be UPVC.

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 is appropriate; and,
- b) there is a detrimental impact on residential amenity.

a) The proposed side extension occupies approximately 28% of the side and rear garden ground. It will be approximately 200cm higher than the existing garage and will extend approximately 2.9 metres further than the existing garage's rear building line. Its floor is marginally over the threshold allowed by permitted development rights under the Planning Acts.

The proposal is a subservient addition to the original dwelling. In this context, the proposal is acceptable.

The materials, including the windows and doors, on the front and rear elevations will match those of the existing building. Whilst the use of brick on the west side elevation (gable) introduces a new additional material, it will not be visible from the public street and, therefore will not have a detrimental impact on the character of the original building. Brick is required as the neighbour has stated no access will be given the side for rendering.

The front porch is acceptable.

The proposals are of an appropriate design and scale.

b) The proposal satisfies the methods of assessing overshadowing and daylighting, set out in the non-statutory guideline. Despite the relationship of the proposed side extension with the rear elevation of the neighbouring property, at 145 McDonald Road, the proposal will not adversely affect daylighting to neighbouring properties. The majority of the extension is in a gable to gable relationship with the adjacent property and 2.3m which extends out from the rear building line falls within the exceptions to the guideline in that it is single storey and less than 4m. The previous planning application (Ref: 08/02900/FUL) sought approval for a similar scheme which included a pitched roof which introduced an unacceptable amount of overshadowing to the neighbouring property. The current proposal has addressed this by designing the proposal with a flat roof.

The front windows overlook the public street and the rear window overlooks the applicant's rear garden. There are no overlooking or privacy issues.

There will be no undue impact on neighbouring residential amenity.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, the scale and design is appropriate and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended Committee approves this application.



John Bury
Head of Planning

Contact/tel	Jackie McInnes on 0131 469 3731
Ward affected	A12 - Leith Walk
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Area of Housing & Compatible Uses
Date registered	16 March 2009
Drawing numbers/ Scheme	01 - 04 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

Application Type Full Planning Application
Application Address: 136 Broughton Road
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Proposal: Single storey extension for a new bedroom and porch to an existing semi detached house

Reference No: 09/00593/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

There have been five letters of objections, including letters from Malcolm Chisholm MSP and Councillor Blacklock, raising the following issues:

- impact on the character of existing houses and area (addressed in assessment a);
- Proximity to neighbouring properties (addressed in assessment b); and
- impact on sunlight, daylighting, overshadowing and residential amenity (addressed in assessment b).

The other issues raised are not material planning considerations and, therefore, have not been taken into account in the determination of this application.

Neighbour notification information advised neighbours that comments should be sent to the planning's previous address at 1 Cockburn Street. In this instance, neighbours were aware that comments should be sent to Waverley Court and the Council is satisfied that all representations have been received.

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

The property is identified as being in an area of housing and compatible uses in the Central Edinburgh Local Plan and in the urban area of the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant policies of the Finalised Edinburgh City Local Plan.

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

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.

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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

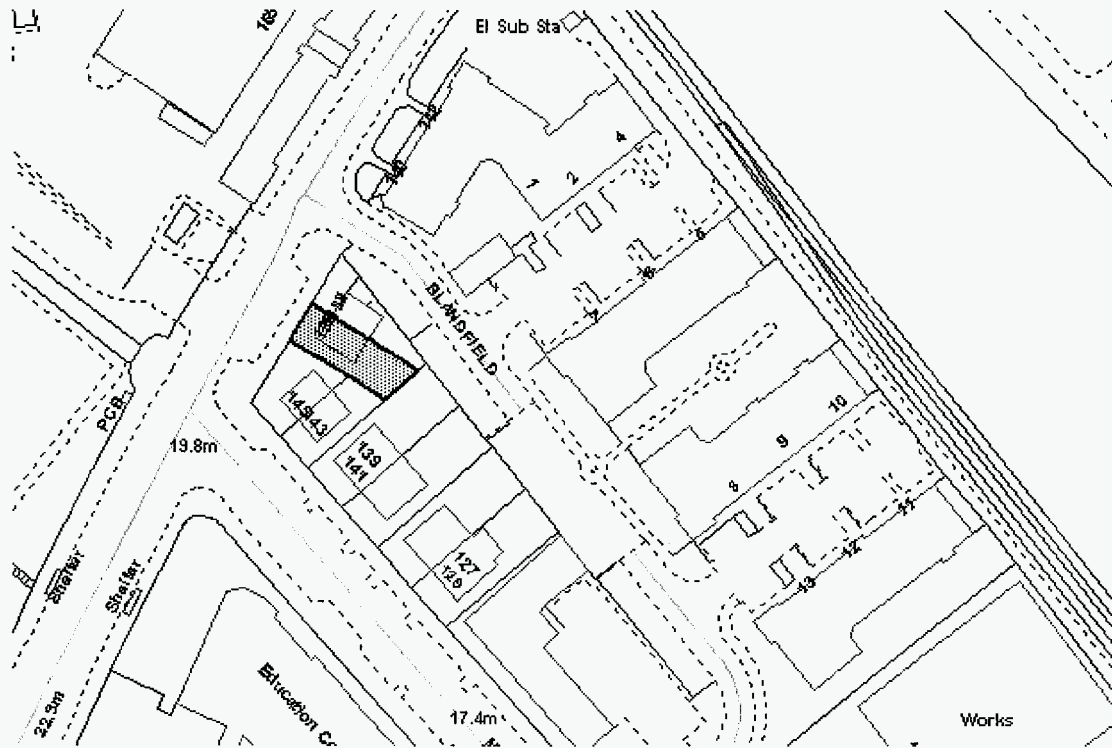
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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