

Development Management Sub Committee

Wednesday 6 March 2019

**Application for Planning Permission 18/09594/FUL
At 13 Craigentinny Grove, Edinburgh, EH7 6QD
Removal of existing roof, first floor extension with new roof
over.**

Item number	4.4
Report number	
Wards	B14 - Craigentinny/Duddingston

Summary

The proposed scale and form of the proposed development is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. There are no material planning considerations which would justify approval.

Links

[Policies and guidance for this application](#) LDPP, LDES12, NSG, NSHOU,

Report

Application for Planning Permission 18/09594/FUL At 13 Craigentenny Grove, Edinburgh, EH7 6QD Removal of existing roof, first floor extension with new roof over.

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application site is a detached bungalow on the east side of Craigentenny Grove. Craigentenny Grove is a cul-de-sac in a hammerhead form to the east of Craigentenny Crescent and to the north of Portobello Road. The area is residential in nature with the majority of properties being of bungalow form, though four properties on the west side of Craigentenny Grove are two-storey terraced properties and four properties on the south of the cul-de-sac are one and a half storey in form. To the north of Craigentenny Grove, the area is generally composed of bungalows.

The property has been already extensively extended to the rear, with a substantial increase in floor space and resulting in a large rectangular plan form.

2.2 Site History

31 July 1997 - planning permission granted to alter and extend dwelling house (application number 97/01391/FUL).

6 June 2018 - planning permission refused for the removal of existing roof, first floor extension with new roof over (application number 18/00301/FUL). Reasons for refusal were:

- Scale and form of extension; and
- Impact on amenity.

Main report

3.1 Description Of The Proposal

The application proposes the removal of the existing roof and the erection of a first floor extension with a new roof over. The work would convert the traditional bungalow into two storey dwelling house.

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, form and design is acceptable and would accord with neighbourhood character;
- (b) the proposal will result in an unreasonable loss of neighbouring amenity;
- (c) the proposal will have any detrimental impact on equalities and human rights; and
- (d) whether any comments raised have been addressed.

(a) Scale, form, design, neighbourhood character

Edinburgh Local Development Plan (LDP) Policy Des 12 states that alterations or extensions to existing buildings should, in their design and form, choice of materials and positioning be compatible with the character of the existing building and that they should not be detrimental to neighbourhood amenity and character. The Non-statutory Guidance for Householders requires alterations and extensions to be architecturally compatible in design, scale and materials with the original house and its surrounding area; extensions should not overwhelm or dominate the original form or appearance of the house, or detract from the character of the area. For bungalows, this guidance states that extensions should be designed in a way that retains the character of the original property and is subservient in appearance.

The key issue to be determined is whether or not the conversion of this bungalow to a two-storey house is acceptable. Whilst there are examples of two-storey terraced houses in the area and in this cul-de-sac, the predominant dwelling form in the Craigentenny area is bungalow-style.

The proposed development is of an inappropriate scale, form and design as it would result in an incongruous, bulky and overly dominant addition to the property. It would dominate the original house, rather than being subservient to it. The resulting bungalow would lack the simplicity of form which is characteristic of properties of this type.

The additional storey proposed to the bungalow is uncharacteristic and overpowers the surrounding bungalows. It is not in keeping with the scale and overall spatial pattern of the area. The proposed additional storey to the bungalow would detract from the amenity of the neighbouring property.

In the area, there are a number of examples of extensions but not of such a scale and form.

The proposed scale, design and form is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area, contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

(b) Neighbouring amenity

The proposed windows are in compliance with the privacy requirements of the non-statutory Guidance for Householders and it would not cause any privacy issue.

With regard to sunlight, the non-statutory Guidance for Householders states that generally half the area of garden space should be capable of receiving potential sunlight during the spring equinox for more than three hours. The proposal will not cause unreasonable overshadowing of neighbouring properties. In terms of the daylight to the neighbouring property, the proposed extension complies with the 45 degree criterion set out in the non-statutory Guidance for Householders.

The proposal will not result in an unreasonable loss of neighbouring amenity and accords with policy Des 12 and complies with the Non-statutory Guidance for Householders.

(c) Equalities and Rights

There would be no impact on equalities or human rights.

(d) Representations

Material Representations - Objection:

- Amenity - assessed in section 3.3 (b).
- Out of character - assessed in section 3.3 (a).
- Visual obstruction - assessed in section 3.3 (a).
- The scheme is breach of Council Policy Hou 4 - assessed in section 3.3 (a).
- Overdevelopment of the site - assessed in section 3.3 (a).

Material Representations - Support:

- Proposals are in keeping and appropriate in design and scale- assessed in section 3.3 (a).
- No additional garden ground is being used - assessed in section 3.3 (a).
- The neighbourhood is characterised by similar extensions - assessed in section 3.3 (a).
- The proposed materials are of good quality- assessed in section 3.3 (a).

- The proposed development cannot be seen from the street - assessed in section 3.3 (a).
- No loss of daylight or privacy- assessed in section 3.3 (b).

Non-Material Representations:

- Previous application has already been refused.
- Access issues and increase in traffic - this is an extension to an existing property and not a new dwelling.
- Title deeds not allowed to extend bungalows.

Conclusion

In conclusion, the proposals do not comply with the development plan and non-statutory guidance as the proposals are not compatible with the character of the existing bungalow and fail to respect the character of the area. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposed scale and form is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. It would be contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

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 has attracted 27 letters of objections, a petition objecting the proposal with 38 signatures and 23 letters of support.

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	Edinburgh Local Development Plan
Date registered	30 October 2018
Drawing numbers/Scheme	01-02, Scheme 1

David R. Leslie
 Chief Planning Officer
 PLACE
 The City of Edinburgh Council

Contact: Weronika Myslowiecka, Planning Officer
 E-mail: veronika.myslowiecka@edinburgh.gov.uk Tel: 0131 529 3903

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.

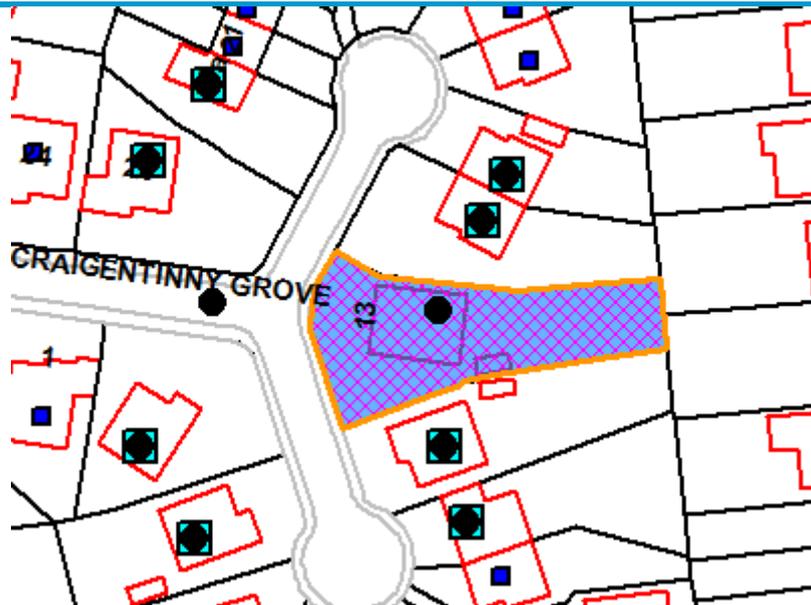
Appendix 1

**Application for Planning Permission 18/09594/FUL
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Consultations

No Consultations received.

Location Plan



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