

Full Planning Application 05/04060/FUL
at
2 Comiston Rise
Edinburgh
EH10 6HQ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/04060/FUL, submitted by Alan Gibson. The application is for: **Alterations and extension to dwelling**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site is a detached bungalow located on the corner of Comiston Rise and Comiston Road. The house is set back from the road and is located within a large garden area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

It is proposed to extend the house to the west. An existing garage and kitchen extension will be removed. The new extension will have an approximate footprint of fifty-eight square metres. It is proposed to add two dormer windows to the front and two velux rooflights to both the rear and eastern elevation. A bay window would be formed on the front elevation of the extension. The accommodation to be provided includes a lounge and kitchen at ground floor level and an additional bedroom within the roof space.

The extension will be finished with painted render and rosemary tiles to the roof which matches the existing. No alterations to the boundaries are proposed.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:-

- 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 the determining issues, the Committee need to consider:

- a) Whether the design and scale of the proposal are acceptable;
- b) Whether there will be any adverse affect on the amenity of neighbouring properties.

a) The property is set in an extensive plot of 1528 square metres. There is sufficient garden ground retained.

The design of the proposed extension is in keeping with the character of the existing house. Although the extension has not been set down from the ridge of the original house it does not dominate the original house and maintains the character of the property.

The dormers will be set down from the flat roof of the house by 0.2 metres. There are existing dormers on the property which are set down by this amount

and those proposed are of a similar character to the existing. They are less than 50% of the average width of the roof and thus comply in this respect with the non- statutory guidelines on House Extensions and Alterations.

b) The proposed extension will have windows in all three elevations. To the rear and side the proposed windows will be within nine metres of the boundary. To the rear the extension will be no closer to the rear boundary than the existing sun room or existing kitchen which is to be removed. The new windows on this elevation will be five metres from the rear boundary. The adjacent properties are positioned higher than the application site and there is sufficient screening to prevent any overlooking. The windows to the front of the extension will be more than nine metres from the boundary so there are no privacy issues.

The proposed velux windows to the rear are also within nine metres of the boundary. These windows serve bathrooms and will not result in overlooking of neighbouring sites.

The extension is located away from the boundaries of the application site and as a result there will be no overshadowing or daylighting issues for neighbouring properties.

In conclusion, the proposed alterations are of an appropriate scale and design for the location and there will be no adverse impact on the residential amenity of neighbouring properties.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
Ward affected	52 - Fairmilehead
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	13 December 2005
Drawing numbers/ Scheme	1 and 2 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, Helen Martin on (0131) 529 3517. Email: helen.martin@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 gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 2 Comiston Rise
Edinburgh
EH10 6HQ

Proposal: Alterations and extension to dwelling
Reference No: 05/04060/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of representation have been received from an adjacent residential property. The material points raised are as follows:

- Proposed extension will result in the house being significantly closer to the boundary;
- Concerned about loss of privacy;
- Introduction of velux rooflights will overlook rear garden and existing kitchen window of neighbouring property;
- Potential loss of one or more mature trees to enable development will also impact on privacy;
- Extended gable will lead to a reduction in light.

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 proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

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.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

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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PLANNING APPLICATION

Address	2 Comiston Rise, Edinburgh, EH10 6HQ,		
Proposal	Alterations and extension to dwelling		
Application number:	05/04060/FUL	WARD	52- Fairmilehead
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			