

**Full Planning Application 05/02827/FUL**  
**at**  
**23 Craiglea Drive**  
**Edinburgh**  
**EH10 5PB**

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

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**1 Purpose of report**

To consider application 05/02827/FUL, submitted by Mr Hamid. The application is for: **Extension to rear of property and internal alterations**

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 relates to a two storey sandstone terraced property situated on the south side of Craiglea Drive.

The area is predominantly residential and is characterised by similar properties.

It is not located within a conservation area nor is it listed.

**Site history**

August 2004 Planning application refused for a rear extension (04/02440/FUL).

## **Description of the Proposal**

### **Scheme 2**

The application is for the erection of a single storey rear extension. The extension, which will extend across the width of the entire property, will measure approximately seven metres by 3.7 metres. It will be clad in natural stone and rendered blockwork to match the existing house. The roof will be pitched and clad in natural slate. There will be two Velux type roof lights within the roof area.

### **Scheme 1**

The extension projected four metres.

## **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 needs to consider whether:

- a) The design of the proposal is acceptable,
- b) The proposals are detrimental to residential amenity.

a) The proposed extension will project 3.7 metres into the existing garden which extends to approximately 14 metres and thus an adequate amount of amenity space for the property will be retained. It will not cover more than a third of the rear garden area.

The extension will replace a small stone built outshoot and adjoining flat roof extension which project into the garden. The small outshoot adjoins a similar one on the boundary with number 21 Craiglea Drive.

The scale of the extension is subservient to the existing property and would not have an adverse effect on the design integrity of the dwelling.

The design and materials are acceptable.

b) It is not proposed to install any windows to the side-facing boundary and therefore there will be no overlooking or loss of privacy to any of the adjoining properties.

The proposal complies with the guidance on overshadowing within the non-statutory guidelines 'Daylighting, Sunlight and Privacy' as the extension would not project more than 4m from the rear of the original house.

In conclusion, the design and materials are acceptable and the proposed extension will not have an adverse impact upon the amenity of neighbouring residents.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Shepherd on 0131 529 3956 (FAX 529 3717)
<b>Ward affected</b>	51 - South Morningside
<b>Local Plan</b>	South west Edinburgh Local Plan; Draft West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential; Urban Area
<b>Date registered</b>	22 August 2005
<b>Drawing numbers/ Scheme</b>	1, 4, 5. Scheme 2

### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 23 Craiglea Drive  
Edinburgh  
EH10 5PB  
**Proposal:** Extension to rear of property and internal alterations  
**Reference No:** 05/02827/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Two letters of objection have been received from adjacent neighbours raising the following concerns:

1. Overshadowing,
2. Aesthetics not in keeping,
3. Overlooking.

Comments made on structural issues are not material planning considerations.

***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 site lies within a Mainly Residential Area as identified by the South West Edinburgh Local Plan where the existing character and amenities are to be protected. The site also lies within the Urban Area of 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.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

**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 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** subject to the conditions below.

### Conditions

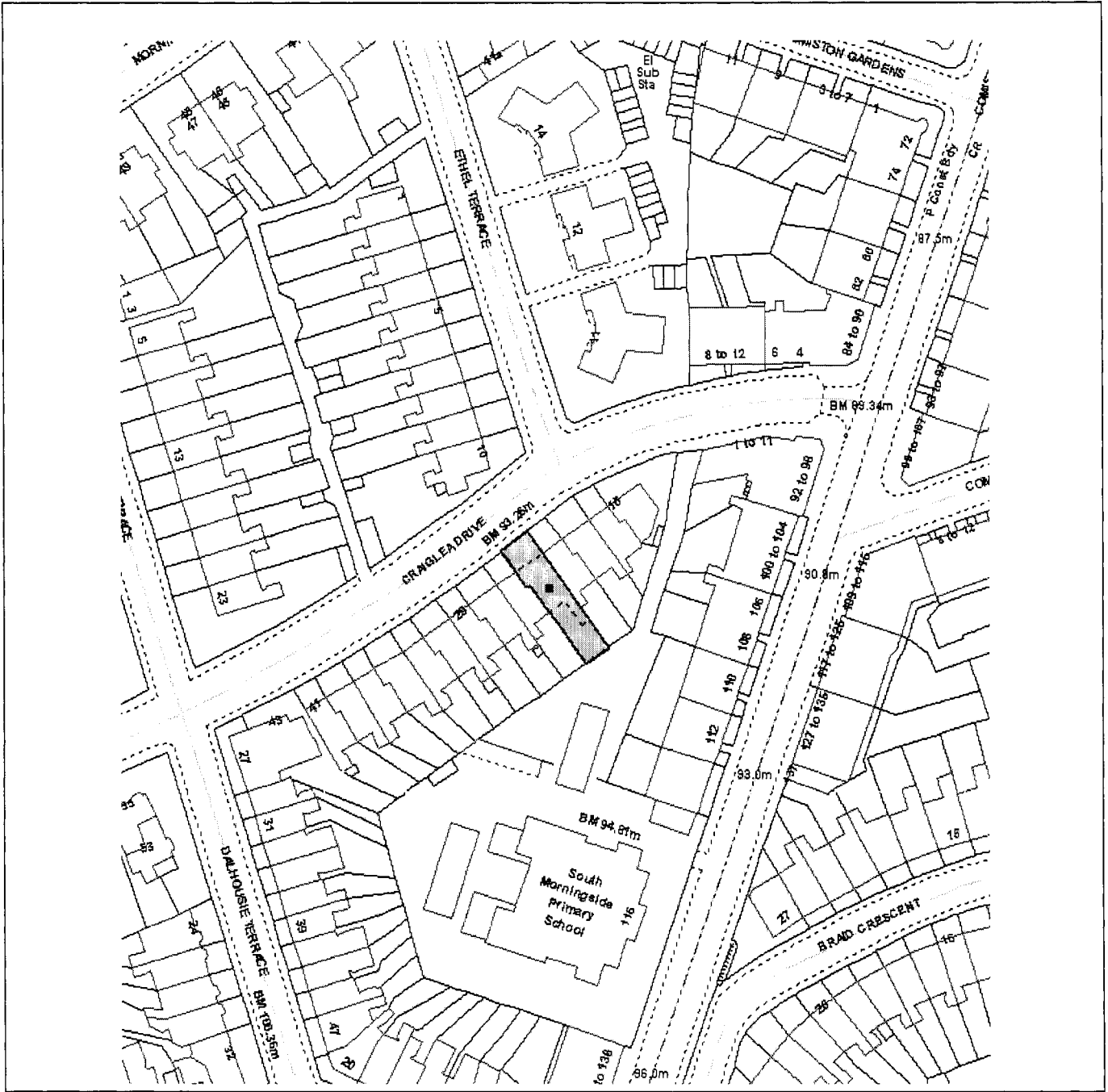
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

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

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>23 Craiglea Drive, Edinburgh, EH10 5PB</b>		
<b>Proposal</b>	<b>Extension to rear of property and internal alterations</b>		
<b>Application number:</b>	<b>05/02827/FUL</b>	<b>WARD</b>	<b>51- South Morningside</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			