

**Full Planning Application 05/01236/FUL
at
20 Craigleith Gardens
Edinburgh
EH4 3JR**

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

1 Purpose of report

To consider application 05/01236/FUL, submitted by Mr + Mrs MacKay. The application is for: **Alter and extension to dwelling house**

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 situated on the south west side of Craigleith Gardens on its junction with Craigleith Crescent. There is an existing extension to the rear of the property, off the kitchen, and garage on the west elevation. The property is set within a modestly sized garden.

The area is predominantly residential, characterised by similar properties.

The property is neither listed nor lies within a conservation area.

Site history

There is no relevant planning history.

Description of the Proposal

Scheme 2

The application is for the erection of a two storey extension to the side (west) elevation of the property. The extension will be set back from the front elevation of the property. The walls will be finished in wet dash render to match the existing and the roof will be finished in slate. The extension will accommodate a garage, utility room and a bedroom on the ground floor, and a bedroom and en-suite on the upper floor.

It is also proposed that the existing rear extension is removed, the existing garage is removed and incorporated into the proposed extension, and that an existing chimney is removed to accommodate the upper storey of the extension. A new dormer is also proposed to the West elevation, a new pitched roof to the dormer on the South elevation, an additional small roof light to the South elevation and a double window and patio doors to the North elevation.

Scheme 1

The previous scheme proposed to remove the existing garage and relocate closer to the west facing boundary wall. A two storey extension to accommodate a family room, utility room and a bedroom on the ground floor, and a bedroom and bathroom on the upper floor, was proposed, extending to the west of the existing property.

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 proposal will be detrimental to the character and appearance of the property and the surrounding area, and
- b) The proposals will have any adverse effect on neighbouring residential amenity.

a) The extension, as amended, integrates well to the original building as it is set back from the front line of the existing dwelling allowing clear definition between the new design and the design of the existing building. The pitch and form of the proposed roof match the existing roof, and does not breach the roof line. An existing dormer on the south (front) elevation will be given a new pitched roof, altering its relationship with the roof ridge; the dormer will no longer meet the minimum 500mm distance between the ridge of the roof as required by the 'House Extensions' guideline. However the improved appearance of the dormer from the addition of a pitched roof justifies a departure from the Non Statutory Guidance. Additionally, although there is a presumption against side dormers, the property is on a corner site and therefore obtains a double frontage, thus making this proposal acceptable. This exception is therefore justified.

The proposed patio doors, to the existing building, qualify as permitted development and the proposed new windows, to the rear, match those of the existing.

The proposed extension relates well to the original dwelling house in terms of external finishes. Overall the extension is relatively large. However as it is set back from the front building line and the level of the eaves is over half a metre lower than the existing eaves level it will appear subservient to the existing building. It also maintains an appropriate relationship to its corner location.

The proposal is appropriate to the character of the property and the area.

b) The addition of the new dormer to the building's West elevation faces towards the road and will have no implications for the privacy of surrounding neighbours. There will be no adverse effects on the amenity of surrounding residents.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Zara Stewart on 0131 529 3464
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	13 April 2005
Drawing numbers/ Scheme	s2- 07- 10 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.

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.

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: 20 Craigleith Gardens
Edinburgh
EH4 3JR
Proposal: Alter and extension to dwelling house
Reference No: 05/01236/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbour notification was carried out on 11 April 2005 and three letters of representation have been received, objecting to the proposal on the following grounds:

- The siting of the extension and the proposed garage breaches the building line of Craigleith Crescent;
- Breach of privacy; and
- The extension seems large and damaging to some of the features of the original house.

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

CENTRAL EDINBURGH LOCAL PLAN - Housing and Compatible Uses.

Relevant Policies:

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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

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.

End



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PLANNING APPLICATION

Address	20 Craigeith Gardens, Edinburgh, EH4 3JR		
Proposal	Alter and extension to dwelling house		
Application number:	05/01236/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			