

**Full Planning Application 05/04260/FUL**  
**at**  
**33 Hillpark Brae**  
**Edinburgh**  
**EH4 7TD**

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

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**1 Purpose of report**

To consider application 05/04260/FUL, submitted by Mr + Mrs Russell. The application is for: **Proposed extension (single storey) to side of existing house (revised scheme)**

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

**2 The Site and the Proposal**

**Site description**

The property is a three storey smooth rendered dwellinghouse set into a sloping site resulting in only two storeys being visible from the south and west.

**Site history**

23 December 2004, planning consent was granted for a two storey extension on the southern elevation of the property, reference 04/04006/FUL. This has not been implemented.

### **Description of the Proposal**

It is proposed to add a 8.3m x 3.5m x 4.6m single storey hipped roof extension to the southern elevation of the applicants' dwellinghouse. The extension would include a dining room, study and utility area. The materials proposed will match the existing dwellinghouse.

### **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 scale and design of the proposal is satisfactory;
- b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The proposed extension is subservient to the original dwellinghouse and the proposal will not result in the over development of the site, under one third of the original rear garden ground area will be developed. The proposed materials are acceptable and match the existing dwellinghouse. The proposal is of an acceptable design and complies with the Council's guidelines on House Extensions and Alterations.

The agent has advised that the ground levels around the edge of the site shall remain the same and as a result the existing boundary wall and fence will remain unaltered.

b) The windows on the southern elevation face into the applicants garden ground whilst the proposed study window faces onto an existing screen fence which runs along the boundary with 31 Hillpark Brae. The screen fence will prevent overlooking from the proposed extension.

Overshadowing from the extension will fall within the applicants' garden ground, ensuring that the proposal complies with the Council's guidelines on Daylighting, Sunlight and Privacy.

Concerns regarding the impact upon drainage or services are issues that would be dealt with at the Building Warrant stage. The traffic concerns or issues that may arise during construction are not a material planning concern in this instance.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	06 - Davidsons Mains
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Site for Housing
<b>Date registered</b>	21 December 2005
<b>Drawing numbers/ Scheme</b>	1-4 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](http://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](mailto: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](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:** 33 Hillpark Brae  
Edinburgh  
EH4 7TD

**Proposal:** Proposed extension (single storey) to side of existing house  
(revised scheme)

**Reference No:** 05/04260/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

One letter of objection has been received raising the following material point:

- Potential impact upon services and drainage

*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 zoned for housing in the North West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

#### Relevant Policies:

#### **North 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**

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.

## Appendix B



**Application Type** Full Planning Application  
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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>33 Hillpark Brae, Edinburgh, EH4 7TD,</b>		
<b>Proposal</b>	<b>Proposed extension (single storey) to side of existing house (revised scheme)</b>		
<b>Application number:</b>	<b>05/04260/FUL</b>	<b>WARD</b>	<b>06- Davidsons Mains</b>
<b>THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			