

**Full Planning Application
at
16 Arnott Gardens
Edinburgh
EH14 2LB**

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

Proposal: Single storey extension with enclosed veranda (in retrospect)
Applicant: Mr + Mrs Wallace - Rowan
Reference No: 03/01864/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The screen fence hereby approved shall be of a solid construction sufficient to prevent any overlooking to the west, and shall be constructed in the position detailed within the approved plans no later than 2 months from the date of this consent. The fence shall thereafter be retained and maintained in this position to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to safeguard the amenity of neighbouring residents and other occupiers.

2 Main report

Site description

16 Arnott Gardens is a one and a half storey semi-detached dwellinghouse located in a residential area to the north of Lanark Road. The dwelling backs onto the Union Canal.

Site history

98/0944/FUL Planning Permission was granted for an attic conversion and new conservatory, approved 12/08/98

Development

Scheme 1

The applicant seeks planning permission for the erection of a single storey extension with a timber balcony, to the rear of the property. This is effectively an amended form of the extension previously approved.

The extension has a raised floor level of approximately 1.5 metres above ground level, and ties in with the roof of the existing dwellinghouse at a maximum height of 6 metres above ground level. The extension itself is now complete.

The timber balcony is proposed on the north and west side of the balcony and ties in with the raised floor level. This has been partially constructed.

Scheme 2

The plans were amended to reflect the scale of the timber balcony as it has been built on site and to show screening measures to prevent overlooking of the neighbouring properties.

Scheme 3

The area of decking to the north of the extension has been lowered in height to reduce the massing of development.

Scheme 4

The area of decking has been reduced further and the screening extended to prevent overlooking to the West.

Consultations

No consultations undertaken.

Representations

Scheme 1

One letter of representation has been received from the neighbouring property No 18 Arnott Gardens, objecting to the development as it results in a loss of privacy.

Policy

The application site lies within a residential area within the adopted South West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is allocated for housing and compatible uses.

Relevant Policies:

SWELP

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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

FWELP

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.

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

3 Conclusions 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 a) whether the development is in keeping with the character of its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The extension is contrary to the Council's non-statutory Planning Guidelines due to the fact that the extension leaves less than 9 metres depth of garden ground. In this case however a significant area of garden ground is retained and the extension is not considered to adversely affect or be out of keeping with the spatial character of the locality.

The extension is considered to be of an acceptable design standard.

b) The extension is built with a raised floor level and does have windows lying within 9 metres of the neighbouring boundaries. The timber balcony to the west, also allows overlooking of the neighbouring garden ground due to the raised floor level.

To the north the extension will overlook the canal bank. To the West the applicant has amended their proposal to include fencing incorporated as part of the timber balcony to prevent neighbouring properties being overlooked.

There is no significant loss of privacy in excess of the Council's non-statutory planning guidelines.

It is recommended that the Committee approves the application, subject to the stated conditions.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Steven Black on 0131 529 3904 (FAX 529 3716)

Ward affected 25 -Parkhead

Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 29 May 2003

**Drawing numbers/
Scheme** 01,06,07



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PLANNING APPLICATION

Address	16 Arnott Gardens, Edinburgh, EH14 2LB		
Proposal	Single storey extension with enclosed veranda		
Application number:	03/01864/FUL	WARD	25- Parkhead
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			