

**Full Planning Application
at
1 Buckstone Loan East
Edinburgh
EH10 6XD**

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

Proposal: Extension to existing dwelling house to provide a garage and additional first floor alterations
Applicant: Mr + Mrs Beard
Reference No: 04/00881/FUL

1 Purpose of report

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

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.

2 Main report

Site description

This is a 2-storey end terrace house on the north side of Buckstone Loan East.

Site history

There is no relevant planning history for this site.

Development

The proposal is for a 2-storey extension to the west gable of the house. The extension will provide for a garage and extended kitchen on the ground floor and a master bedroom with en-suite on the first floor.

Materials

Outside walls: Brick/render

Roof: Tiles

Consultations

No consultations undertaken.

Representations

One letter of representation was received from a neighbour. Main issues raised: -

- a) Overshadowing, restriction of sunlight;
- b) Effect on neighbouring privacy

Policy

South West Edinburgh Local Plan

The application site is within a Mainly Residential Area where the existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan

The application site is within the Urban Area.

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.

Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

3 Conclusions and Recommendations

DETERMINING ISSUES

The main 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?

To address the determining issues the Committee needs to consider whether:

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

a) The extension to the gable is set down from the ridge of the existing house and set in from the front building line. The extension is subservient to the existing house and there will be no terracing effect. The design is acceptable and does not conflict with the rest of the house. The materials will match the existing. There will be no adverse impact on the character of the area.

b) The existing house overshadows part of the neighbouring property to the west and this is confined to the neighbouring drive and the bottom half of the sidewall of the garage at 97 Buckstone Crescent.

The proposed extension will increase the level of overshadowing by approximately 10 sqm. The additional overshadowing is confined to the top half of the garage side wall and the garage roof. This is acceptable and will not affect any garden amenity ground. There is no overlooking of any neighbouring property.

The proposals are acceptable and there are no compelling reasons for not approving them.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 52 -Fairmilehead

Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 22 April 2004

**Drawing numbers/
Scheme** 01-03



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PLANNING APPLICATION

Address	1 Buckstone Loan East, Edinburgh, EH10 6XD		
Proposal	Extension to existing dwelling house to provide a garage and additional first floor alterations		
Application number:	04/00881/FUL	WARD	52- Fairmilehead

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**