

**Full Planning Application
at
19 Columba Road
Edinburgh
EH4 3QZ**

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

Proposal: **Erection of an extension (as amended)**
Applicant: **Mr + Mrs Lindsay**
Reference No: **04/00738/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

The application site comprises a traditional, hipped roof semi-detached bungalow located on the south west side of Columba Road. The property has a 19.0m long rear garden, which is well screened by existing fencing and hedges. The surrounding properties are a mix of detached and semi-detached properties within similar scale gardens.

The western boundary with the adjoining semi is on a slight angle which runs away from the applicants' house making the bottom end of the garden wider than that adjacent to the house.

Site history

There is no relevant planning history for this site.

Development

This application is for the erection of a single storey rear extension. The proposed materials are render and tiles to match the existing house and red brick detailing.

The initial application showed an extension which was 4.0m wide and projected 5.0 m into the garden adjacent to the western boundary. The height of the wall on the boundary was 3.65m with a hipped roof rising to 4.35m. Rooflights were shown on each side facing slope.

As amended, the proposed extension is 4.5m wide and projects 4.5m into the garden. The wall height remains at 3.65m for the first 0.95m of the extension (adjacent to the rooflight) and then drops down to 3.2m. The extension is to be glazed along the length of the rear and eastern elevations. The roof lights remain as originally proposed.

Consultations

No consultations undertaken.

Representations

Following the original neighbour notification one letter of objection was received from the neighbours in the adjoining semi. The material grounds of objection are:

1. Overshadowing
2. Loss of daylight and sunlight
3. The unacceptable height on the boundary

The neighbours were renotified of the amended scheme and have submitted a further letter of objection reiterating previous concerns and adding that the proposals are contrary to the Councils policy on House Extensions and would not allow them to build a similar extension on their property.

A letter has also been received from Councillor Whyte advising that he has received a copy of the objection letter and requesting that the Committee visit the site in order to assess the scale of the proposals.

Policy

The application site lies within the Urban Area in the Draft West Edinburgh Local Plan and in a Mainly Residential policy area in the adopted North West Edinburgh Local Plan.

Draft Plan

Relevant Policies

Policy DQ11 requires extensions to relate carefully to the existing building and have an acceptable impact on its surroundings.

Adopted Plan

Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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

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

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 these determining issues, the Committee needs to consider whether:

- a) The proposals are in keeping with the scale and character of the house and the surrounding area.
- b) The proposals will be detrimental to residential amenity.

a) The footprint of the proposed extension, as amended, is approximately 21 square metres. This is within the normal permitted development limits and in keeping with the scale of the house. Planning permission is required in this instance because the height of the extension is over 4.0m and it ties into the existing roof.

The extension is less than one third of the depth of the garden and the design and detailing is in keeping with that of the existing house. The proposals are in keeping with the scale and character of the house and the surrounding area.

b) The extension, as amended, projects 4.5m into the garden. The eaves height along the majority of its length has been reduced to 3.2m with a hipped roof projecting away from the boundary. Because of the angle of the boundary the last 2.0m of the extension will be between 0.5m and 0.9m from the boundary. Any overshadowing of the neighbouring ground will therefore be well within policy limits. With the reduction in the eaves height there will be no impact on daylight to neighbouring windows.

There is only one roof light facing the western boundary and a distance of over 14m remains to the rear boundary. There are windows 8.0m from the eastern boundary but this boundary is adequately screened by an existing hedge. There will be no privacy issues as a result of the proposals.

The applicants have indicated that they would be willing to transfer the land between the extension and the western boundary to the neighbour if a maintenance problem arose. This would allow the neighbour to build a similar extension on their own property.

The proposals will not be detrimental to residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Wendy McCorriston on 0131 529 3594 (FAX 529 3706)

Ward affected 08 -Craigleith

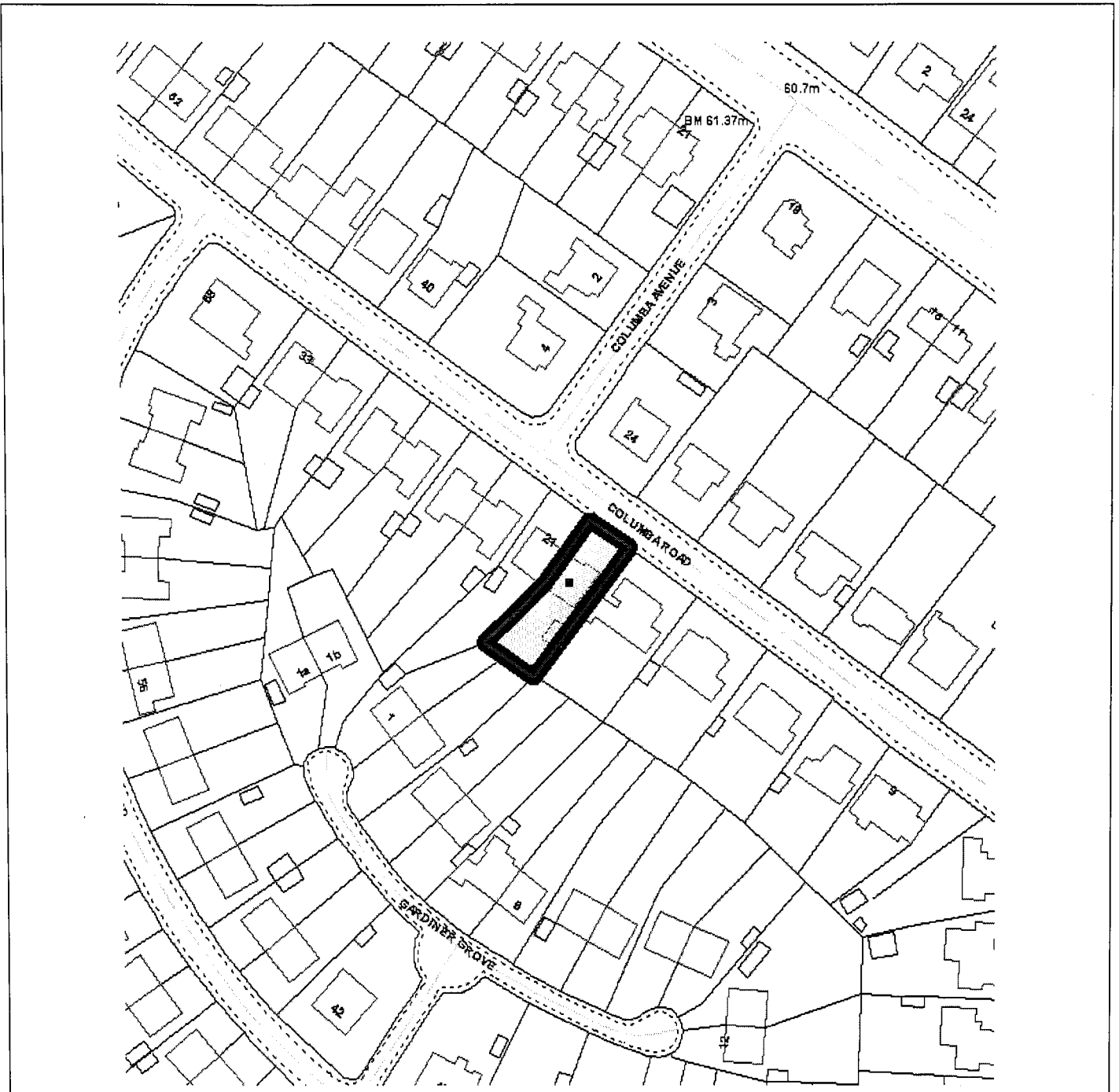
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File af

Date registered 4 March 2004

**Drawing numbers/
Scheme** 01-02,09-14
Scheme 2



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PLANNING APPLICATION

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