

**Full Planning Application
at
26 Gamekeeper's Road
Edinburgh
EH4 6LU**

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

Proposal: Erect a single storey extension to house
Applicant: Mr Ali
Reference No: 04/01188/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 is on the north side of Gamekeepers Road. The area is quiet and residential in character. The area is characterised by large, individual detached houses.

The application site is occupied by a large, stone built villa with hipped slate roof. There is an existing single garage to the side elevation of the property formed in an 'L' plan, attached to the existing dwelling.

Site history

2001: An application was approved for the erection of a large conservatory to the rear elevation of the property.

Development

The application is for the erection of a single storey extension to the side (east) elevation of the property. The extension is to be formed in two conjoined parts. The forward part will form a garage with a centrally ridged roof. The second part, immediately to the rear of the garage is a flat roofed extension, following the line of the boundary, projecting 3.9 metres beyond the rear elevation of the dwelling. This part is to house a shower room/gym and utility room. The extension will have a french door and small window to the west elevation looking into the application site.

Consultations

Cramond Community Council

The proposal complies with the statutory development plan which comprises both: Lothian Structure Plan (1997) and North West Edinburgh Local Plan (1992). Accordingly, there is a presumption in favour of the proposals unless material considerations suggest otherwise.

The (now abandoned) Consultative Draft West Edinburgh Local Plan (2001) and the finalised Edinburgh and the Lothians Structure Plan (2003) are material considerations. The proposal complies with the policies of the emerging development plan.

The Council's non-statutory guideline on House Extensions (1999) is relevant. Section 6 of the guideline addresses amenity. The extension is 20% deeper than the main original dwelling and does not comply with the 6a of the Guideline.

The Community Council recommends that the application not be approved unless the depth of the extension is reduced.

Representations

No representations have been received.

Policy

North West Edinburgh local plan

The site is within a mainly residential area, where the existing residential character and amenities will be safeguarded.

Draft West Edinburgh Local Plan

Urban area

The following draft policies apply in this case:

DQ 6 Design of new development
DQ11 Alterations and Extensions

Relevant Policies:

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 local plan?
- If the proposals do comply with the local plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues it must be considered whether:

a) The proposed development will have a detrimental impact on the character or appearance of the property or the wider area

b) The proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property

a) The original building is an elegant stone fronted villa. The proposed development will result in a more formal architectural form to the frontage of the garage, which is currently in a cottage style. This increased formality will complement the existing dwelling house. The forward part of the roof of the garage is formed with a hip, in slate, to match the existing building. The flat roofed form to the remainder of the extension will not be visible from the frontage and is acceptable in this case.

The proposed development is not in accordance with the Council's non-statutory guidelines as the proposed extension is not set back from the front elevation of the property. However, the continuity of the frontage strengthens the formality of the buildings frontage and does not detract from the character or appearance of the property.

The Cramond Community Council have stated that the development is not in compliance with Section 6a of the Council's guidelines on House Extensions. However, this refers to the projection of an extension beyond the rear elevation of the property and not the relationship of the depth of a side extension to the depth of the original property. The proposed development is therefore in accordance with Section 6a of the guideline.

The proposed development will have no detrimental impact on the character or appearance of the property or the wider area.

b) The proposed development will largely replace an existing structure, although it will project a further 3.9 metres into the rear garden, beyond the rear elevation of the existing building. The proposed development is in compliance with the Council's non-statutory guidelines on daylighting or privacy.

The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the property or the wider area and will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

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 Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 05 -Cramond

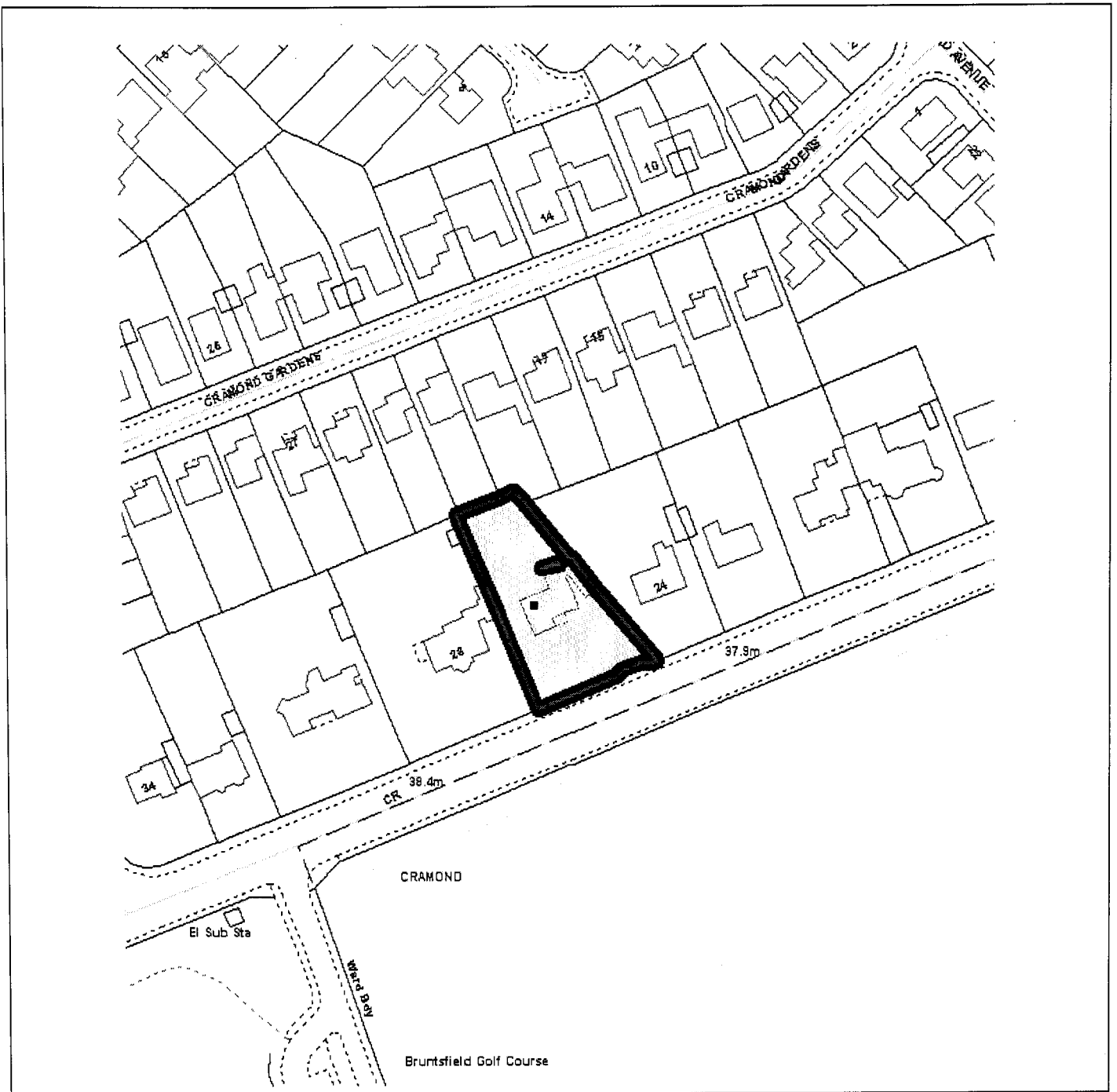
Local Plan North West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 1 April 2004

**Drawing numbers/
Scheme** 1-3
Scheme 1



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PLANNING APPLICATION

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