

**Full Planning Application  
at  
44 West Craigs Crescent  
Edinburgh  
EH12 8NA**

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

**Proposal:** Alter and extend  
**Applicant:** Mr Bullan  
**Reference No:** 04/01303/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 site lies on the north side of West Craigs Crescent and relates to a 2-storey semi detached property within a residential area.

### **Site history**

None relevant.

### **Development**

The application proposes a single storey wrap around extension to form a vestibule, living room, kitchen and utility room. The existing garage will be removed and the existing retaining wall in the rear garden ground be removed and a new retaining wall built to the rear of the extension.

The extension measures 6.8 metres wide to the front and 3.8 metres wide to the rear, 11.5 metres deep and 4 metres high. It projects 1.3 metres to the front of the house and 2 metres to the rear.

The proposed materials are facing brick base course, harling and roof tiles to match the existing house.

### **Consultations**

#### **BAA**

The proposed development had been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. There are no objections to this proposal.

### **Representations**

One letter of objection has been received. The grounds of objection relate to the front elevation, that the building will protrude approx. 1.31mtrs from the existing building line.

### **Policy**

The site lies within a Mainly Residential Area of the North West Edinburgh Local Plan where the existing character and amenities are to be protected. The site also lies within the Urban Area of the Draft West Edinburgh Local Plan.

## Relevant Policies:

### North West Edinburgh Local Plan

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

### 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 '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.

## **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 need to consider:

- a) Whether the scale and design are satisfactory given the setting of the site;
- b) whether the amenity of any nearby residents will be adversely affected by the proposed development

a) The proposal is subservient and relates to the original building in terms of materials. The proposed development projects beyond the front wall of the house to form a vestibule. There is no clearly defined building line in this locality and this element is considered acceptable.

b) The proposal lies 1.2 metres from the western boundary where the new study window will look onto the neighbouring garage and the new kitchen window will look onto screen fencing. There will be no privacy issues. The property lies within a gable to gable situation and any overshadowing will fall on the neighbouring flat roof garage.

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** Jennifer Zochowska on 0131 529 3794 (FAX 529 3716)

**Ward affected** 23 -Gyle

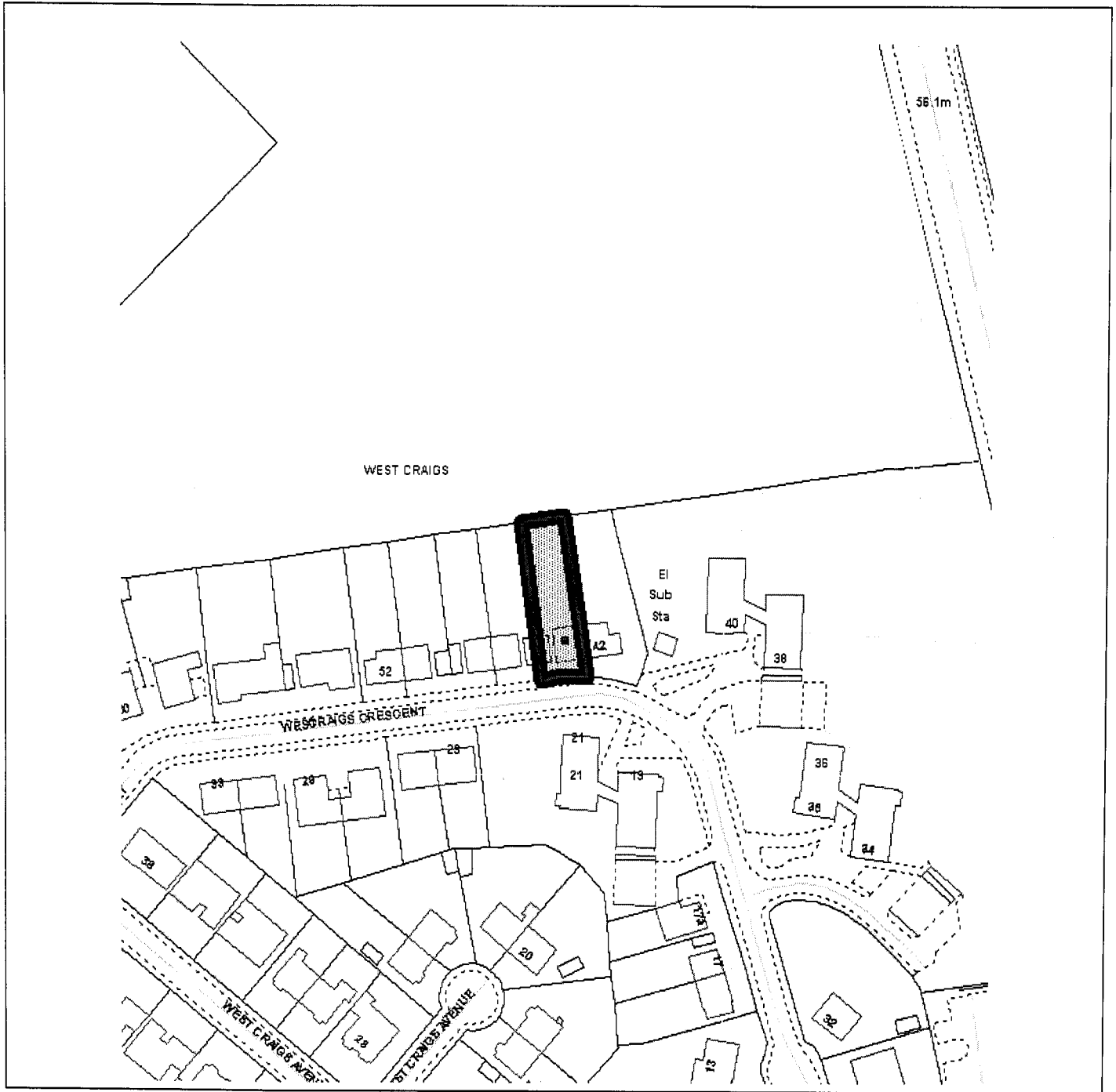
**Local Plan** North West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 8 April 2004

**Drawing numbers/  
Scheme** 1-3



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# **PLANNING APPLICATION**

<b>Address</b>	<b>44 West Craigs Crescent, Edinburgh, EH12 8NA</b>		
<b>Proposal</b>	<b>Alter and extend</b>		
<b>Application number:</b>	<b>04/01303/FUL</b>	<b>WARD</b>	<b>23- Gyle</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			