

**Enforcement Report into Breach of Control
at
34 Fox Covert Avenue
Edinburgh
EH12 6UH**

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

Owner/s Mr & Mrs Peacock
Occupier Mr & Mrs Peacock
Reference No: 08/00532/EOPDEV

1. Purpose of Report

Breach of Control:

Erection of a fence and decking

Recommendation:

That Committee authorise enforcement action to secure the removal of the fence and decking.

The Site

Site Description

The property is a semi-detached, two-storey dwelling house located to the south east of Fox Covert Avenue. A flat roof extension has been erected to the side of the dwelling house. There is garden ground to the front, side and rear. The garden area to the side elevation slopes down at a 45 degree angle, from the extension to the pavement level. The property is located within a residential area.

Site History:

No relevant site history

Representations

2 complaints have been received from members of the public concerned with the effect the development has on the character of the area.

Description of Development

The fencing encloses the side garden area and is approximately 1.8 metres high enclosing a space of approximately 63 metres squared. The decking has been erected within the curtilage of the fencing. The decking is approximately 1.3 metres above pavement level. A further 8 steps have been erected to lead from the decking to the French doors on the side elevation of the house extension. This adds a further 1.2 metres (approximately) in height to the total decking when measured from pavement level.

3. Officer's Assessment and Recommendations

The erection of the fence and decking is not in keeping with the surrounding area, which is characterised by open front garden areas and drive ways. This prominent development is unsympathetic to its surroundings and has a detrimental affect on the amenity of the area. The development contravenes relevant Council development management guidelines and local plan policies.

The Planning Authority therefore recommends that enforcement action be authorised to ensure the removal of the fence and decking.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Iain Weston on 0131 469 3642

Ward affected Ward A03 - Drum Brae/Gyle (NEW)

Local Plan West Edinburgh Local Plan, Edinburgh City Local Plan

**Statutory Development
Plan Provision** Edinburgh & Lothians Structure Plan 2015

File

**Date Complaint
Received** 31 July 2008

Planning Policy

Adopted West Edinburgh Local Plan

Policy DQ11 – Alterations and extensions: seeks to ensure that extensions are subservient and appropriate in scale to the original building and the space around it. The impact on its surroundings and neighbourhood should be acceptable.

Finalised Edinburgh City Local Plan

Policy Des 11 – Alterations and extensions: seeks to ensure that new extensions and alterations are compatible with the character of the existing building and are not detrimental to the surrounding neighbourhood amenity and character.

Non-Statutory Guidance

Development Management Guidelines - House Extensions and Alterations