

Full Planning Application
at
45 Caiystane Terrace
Edinburgh
EH10 6ST

Development Quality Sub-Committee
of the Planning Committee

Proposal: Proposed side extension
Applicant: Mr + Mrs Houlston
Reference No: 03/01540/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 property is a detached dwelling on the northern side of Caiystane Terrace. The property is one and a half storey with rooms in the attic space, it drops to three-storeys at the rear. There is a space of three metres on the western side of the property.

Site history

There is no relevant planning history for this site.

Development

The proposal is in respect of an extension to the western side of the property. The extension would be single storey to the front set down 1.25 metres from the ridge and would drop with the slope of the land creating two storeys to the rear. The proposal would be three metres in width and would extend to the length of the house.

The extension would follow the design of the original dwelling and would be constructed from facing brick and concrete tiles to match the existing house.

To the west of the property number 43 Caiystane Terrace has three side facing windows.

Consultations

BAA

No objection

Representations

Two letters of objection have been received in respect of the proposal. The objections may be summarised as follows:

- overshadowing
- overlooking
- loss of daylight
- creation of a wind tunnel
- impact upon character of the area
- loss of character of the property
- impact upon views

Policy

The proposal is subject to the housing and compatible use policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

Relevant Policies:

WELP

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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.

SWELP

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.

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 needs to consider:

- a) Whether the design is satisfactory given the setting of the site;
- b) Whether the proposals are detrimental to residential amenity or road safety.

a) The proposed extension would fill in the three-metre gap on the western side of the property, coming hard to the boundary. The extension will match in with the character and scale of the original property. It would be set down from the ridge by 1.25 metres and would therefore appear subservient to the original dwelling and would reduce the appearance of a terracing effect within the street. The materials would match in with the existing dwelling. The proposal complies with the Council's non-statutory guidelines in respect of House Extensions, and respects the character of the building and the area.

b) The proposed extension would be on the side of the property and would sit in a gable to gable situation with the neighbouring property, in this regard no unacceptable overshadowing would occur. No windows are proposed on the side elevation of the proposal and therefore no overlooking would occur. The proposal complies with the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight and safeguards the amenity of neighbours.

The proposal would not affect road safety.

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 Young on 0131 529 3903 (FAX 529 3716)

Ward affected 52 -Fairmilehead

Local Plan South West Edinburgh Local Plan
Draft West Edinburgh Local Plan

**Statutory Development
Plan Provision**

File

Date registered 15 May 2003

**Drawing numbers/
Scheme** 1-3



NEIGHBOURS NOTIFIED:

- 43 CAIYSTANE TERRACE
- 47 CAIYSTANE TERRACE
- 50 CAIYSTANE AVENUE
- 59 CAIYSTANE AVENUE
- 60 CAIYSTANE GARDENS
- 62 CAIYSTANE GARDENS
- 64 CAIYSTANE GARDENS
- 66 CAIYSTANE GARDENS



I/WE CERTIFY THAT THIS IS/A COPY OF/ONE OF THE PLAN(S) REFERRED TO IN THE APPLICATION DATED April by Mr & Mrs HOULISTON FOR PLANNING PERMISSION / BUILDING WARRANT APPROVAL

45 CAIYSTANE TERRACE, EDINBURGH
PROPOSED SIDE EXTENSION

Amendments :

SIGNATURE

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Scale 1:1250 Date Apr.2003 Drawn G Drg.No 03/10/LP