

**Full Planning Application  
at  
17 Campbell Park Drive  
Edinburgh  
EH13 0HS**

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

**Proposal:** Extension above garage to make 1 bedroom, dormer in existing bed + extend kitchen  
**Applicant:** Mr + Mrs Watson  
**Reference No:** 03/01320/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 semi detached dwelling on the western side of Campbell Park Drive. To the south, the neighbouring property has a rear conservatory close to the mutual boundary.

### **Site history**

96/02282/FUL Planning permission was granted for a conservatory to the rear of the property on 19 October 1996.

### **Development**

The proposal as revised (scheme 2) is for a single storey ground floor extension which would extend 3.4 metres to the rear of the property. At first floor level it is proposed to extend to the rear existing building line with a flat roofed dormer window following through into the existing rear dormer roof structure. The proposed window at first floor level would project 0.3 metres from the rear dormer of the roof. A shallow pitch roof at 15 degrees is proposed over the first floor extension.

A flat roof dormer window is proposed to the front of the property.

### **Consultations**

No consultations undertaken

### **Representations**

One letter of objection was received in respect of the original scheme. The reasons for objection may be summarised as follows;

- overshadowing
- boundary dispute

### **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:

South West Edinburgh Local Plan

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.

## 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' 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 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 dormer window on the front elevation corresponds with the dormer window across the extent of the front roof plane and in this regard is considered acceptable.

The rear extension as revised would sit flush at first floor level with the existing dormer window. At ground floor level the extension would project 2 metres from the rear building line which would be less than one third of the depth of the garden leaving in excess of a 9 metre depth rear garden area. The extension is set back and down to avoid any terrace effect. The overall design of the proposal reflects the character and scale of the existing house and is considered acceptable in design terms. The proposal complies with the Council's non-statutory guidelines in respect of House Extensions.

b) The proposed extension (as revised) would, at first floor level, sit in a gable to gable situation and as such no unacceptable overshadowing would occur. At ground floor level the maximum height of the extension would be 3.5 metres, at less than 4 metres in depth this is considered acceptable and would not give rise to unacceptable overshadowing of the adjoining property. No windows are proposed on the side elevation. The proposal complies with the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight. The amenity of neighbours is safeguarded.

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** 43 - Colinton

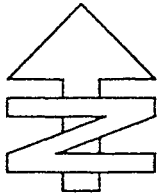
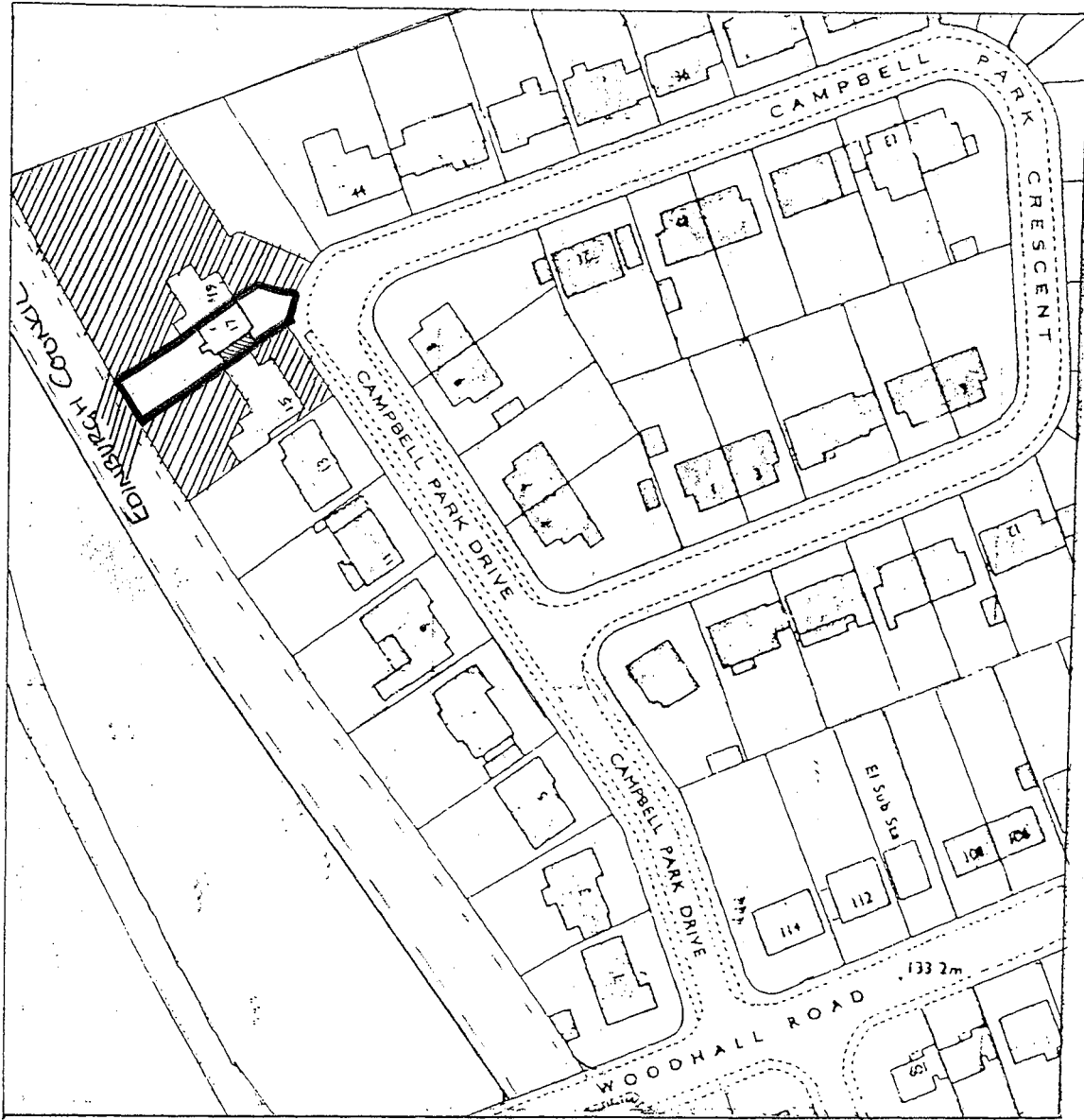
**Local Plan** South West Edinburgh Local Plan  
Draft West Edinburgh Local Plan

**Statutory Development  
Plan Provision**

**File**

**Date registered** 10 April 2003

**Drawing numbers/  
Scheme** 1,3



 NEIGHBOURS NOTIFIED

JOB Extension:  
17 Campbell Park Drive  
Edinburgh

scale: 1:1250  
date: Feb'03

DWG NO  
0306-Location Plan  
drawn: