

Full Planning Application
at
12 Cleikiminfield
Edinburgh
EH15 3RA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to dwelling house
Applicant: Dalvender Singh.
Reference No: 02/04248/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.
2. Prior to the occupation of the development a screen fence shall be erected along the southern boundary of the property at a height of 1.8 metres; effective screening shall be maintained in that location.
3. Notwithstanding the provisions of the General Permitted Development Order, the house shall not be altered externally or extended without the prior written approval of the planning authority.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to protect the privacy of adjoining neighbours.
 3. Due to the constrained nature of the site. In order to preserve residential amenity.
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2 Main report

Site description

The application site is to the west of side of Cleikminfield. The site is occupied by a large detached bungalow finished in white roughcast. The plot is small with only 3 metres from the rear of the property to the rear boundary. There is garden ground to the front, rear and sides of the property.

There is a park to the rear of the property.

The area is quiet and residential in character with one and two storey buildings.

Site history

An extension was approved to the rear elevation of the property on 09 July 1998. This consent has not been implemented.

Development

The application is for the erection of an extension to the side of the property. This will extend forward of the front elevation of the property by approximately 2 metres. The extension will be 7.2 metres wide and will extend 11.3 metres, through to the rear boundary.

Scheme 2 revises the depth of the extension to bring it 2 metres off the rear boundary.

Consultations

No consultations undertaken

Representations

No representations have been received.

Policy

South East Edinburgh Local Plan

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

The replacement South East Edinburgh Local Plan is also a material consideration in the determination of this application.

The following draft policies apply in this case.

DQ 6 - Design of new development.

DQ 19- Alterations and extensions

Relevant Policies:

Policy E4 sets quality objectives for new 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 extension will have a detrimental impact on the character or appearance of the dwelling house or the wider area

b) The proposed extension will have a detrimental impact on the amenity of the occupiers of any neighbouring properties.

a) The existing building is of little architectural merit, and does accord with the character and appearance of the area. The proposed extension will introduce a vertical gable element to the street frontage, adding some visual interest to the streetscape.

The proposal breaches the Council's non-statutory guidelines in relation to house extensions as there is less than 9 metres of garden ground to the rear of the extension, the roof of the extension is higher than that of the existing property and the extension extends forward of the forward elevation of the original property.

The rear elevation of the original building is 3 metres away from rear boundary of the property and there is little in the way of useful space to the rear of the property. There is a park to the rear and therefore the depth of the extension will have no impact on residential amenity. The visual form of the original development will be improved through the alteration in the roof height, which will add interest to the built form. The roofline of the proposed extension could not be dropped below that of the original roof without compromising the form of the roof. The details proposed are the best option in the circumstances.

The general form of the proposal will add new architectural elements to the building which will improve the appearance of the dwelling.

The area of useable amenity space associated with the property is fairly small. The proposed extension will erode this space leaving approximately 150 square metres of useable open space around the property. This is considered to be adequate for the size of the property and is comparable to other properties in the area.

The neighbouring property to the south of the application site has planning permission for an extension to the north elevation of the property, facing onto the boundary of the application site. This previously approved extension extends into the main amenity space adjacent to the dwelling in a similar manner to the current application.

There is an existing consent for an extension to the rear elevation of the property. If this consent was implemented along with the current proposal an inadequate area of garden ground would remain. The consent has not been implemented and expires on 19 July 2003, and can not be implemented thereafter.

b) The proposed extension is set back off the boundary with the neighbouring property by 1.8 metres. The proposal will have no detrimental impact on the amenity of the occupiers of the neighbouring property in terms of overshadowing.

Windows are proposed to the south and west elevations of the proposed extension. The windows to the west face onto open space at the rear and have no impact in terms of amenity. The rear boundary is formed by a 1.8 metre close-boarded fence.

The windows to the side elevation face onto the garden ground of the neighbouring property. As such it is recommended that a screen fence be erected to preserve the privacy of the neighbouring property. This is dealt with by condition.

In conclusion, although the proposal is in breach of the Council's non-statutory guidelines on house extensions, the proposal will have a positive impact on the character and appearance of the street and is acceptable in this location.

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 57 - Craigmillar

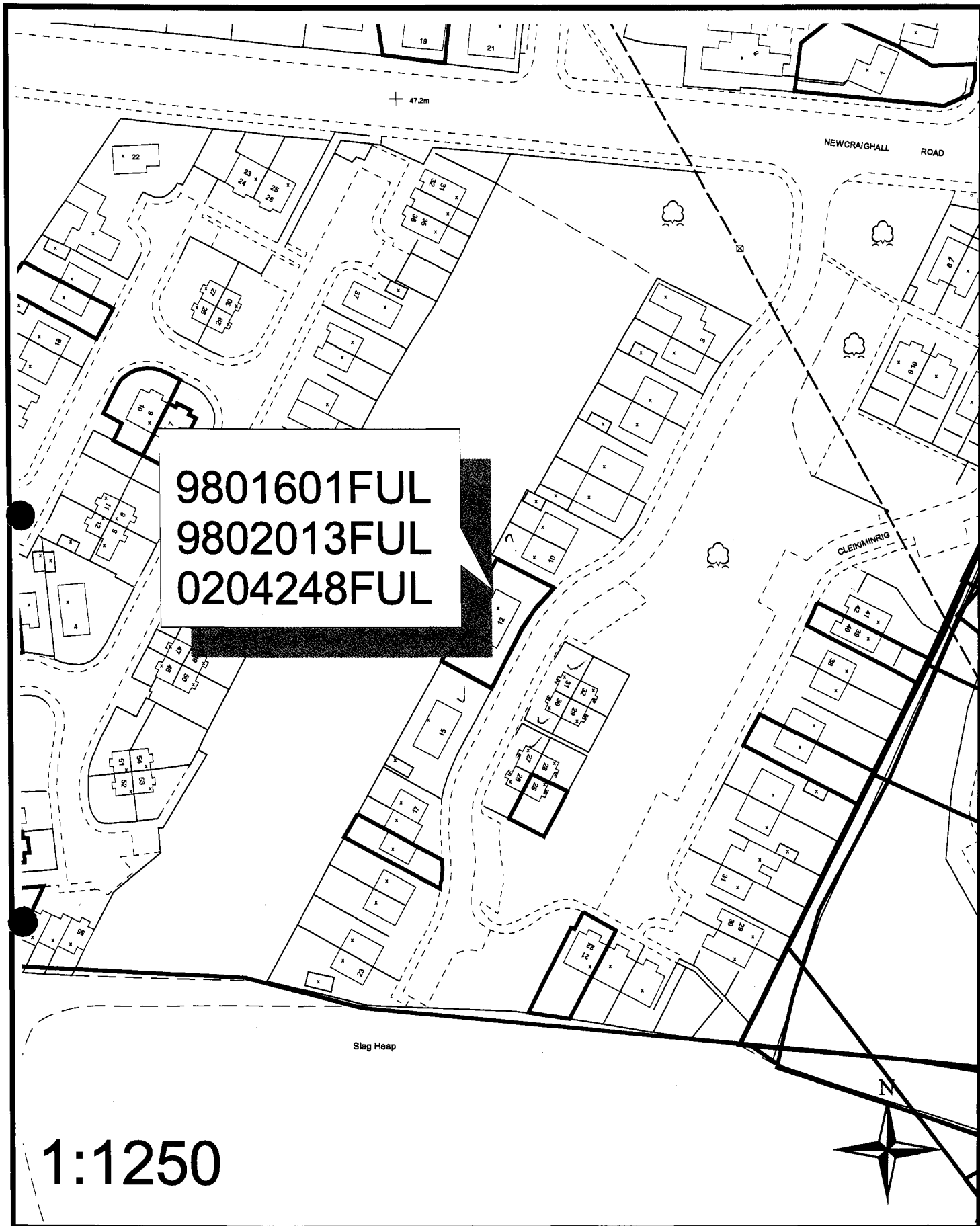
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File AF

Date registered 6 December 2002

**Drawing numbers/
Scheme** 5388 + 1+2



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PLANNING APPLICATION

The City Development Department - Planning