

Full Planning Application
at
97 Comely Bank Road
Edinburgh
EH4 1BJ

Development Quality Sub-Committee
of the Planning Committee

Proposal: **Conservatory extension**
Applicant: **R Paterson**
Reference No: **03/01327/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 main door flat within a four storey tenement situated on the corner of Comley Bank Road and Learmonth Grove. A small row of shops is situated to the side of the property on Learmonth Grove and the property's private garden is enclosed on all boundaries by a wall and fence.

The surrounding area is predominantly residential and the property does not lie within a conservation area nor is it a listed building.

Site history

There is no relevant planning history for the site.

Development

The proposal is for a lean-to conservatory to the rear of the property. The conservatory will measure 3.1 metres in depth, 3.9 metres in length and 2.4 metres in height. The conservatory will be constructed from Upvc with glazing on the front and two side elevations.

Consultations

No consultations undertaken.

Representations

Neighbour Notification was carried out on 10 April 2003. One letter of objection was received from a neighbouring resident objecting to the principle of a conservatory.

Policy

CENTRAL EDINBURGH LOCAL PLAN - The site is allocated within an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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 these determining issues, the Committee needs to consider whether a) the scale and design of the proposal is acceptable in this location and b) whether there will be any adverse impact on residential amenity.

a) The total area of the conservatory is approximately 12 square metres. The proposal is to be located within the applicant's own private area and is 5.1 metres from the rear boundary wall, 1.8 metres from the fence on the eastern boundary and 2.6 metres from the stone wall on the western boundary. It is considered that the size and location of the proposed conservatory is acceptable. While the conservatory exceeds the depth stated in the guidelines, it is less than half the width of the plot and leaves sufficient garden ground, and a relaxation is justified.

b) There will be no overshadowing to neighbouring properties.

There is adequate screening to all boundaries to protect the privacy of neighbouring properties. Due to the flatted nature of the development there is already overlooking into the applicants garden.

It is considered that this is a small extension that will have little effect on the character of the area, the amenity of the garden space, or the privacy of adjoining neighbours.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

Ward affected 16 -Dean

Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

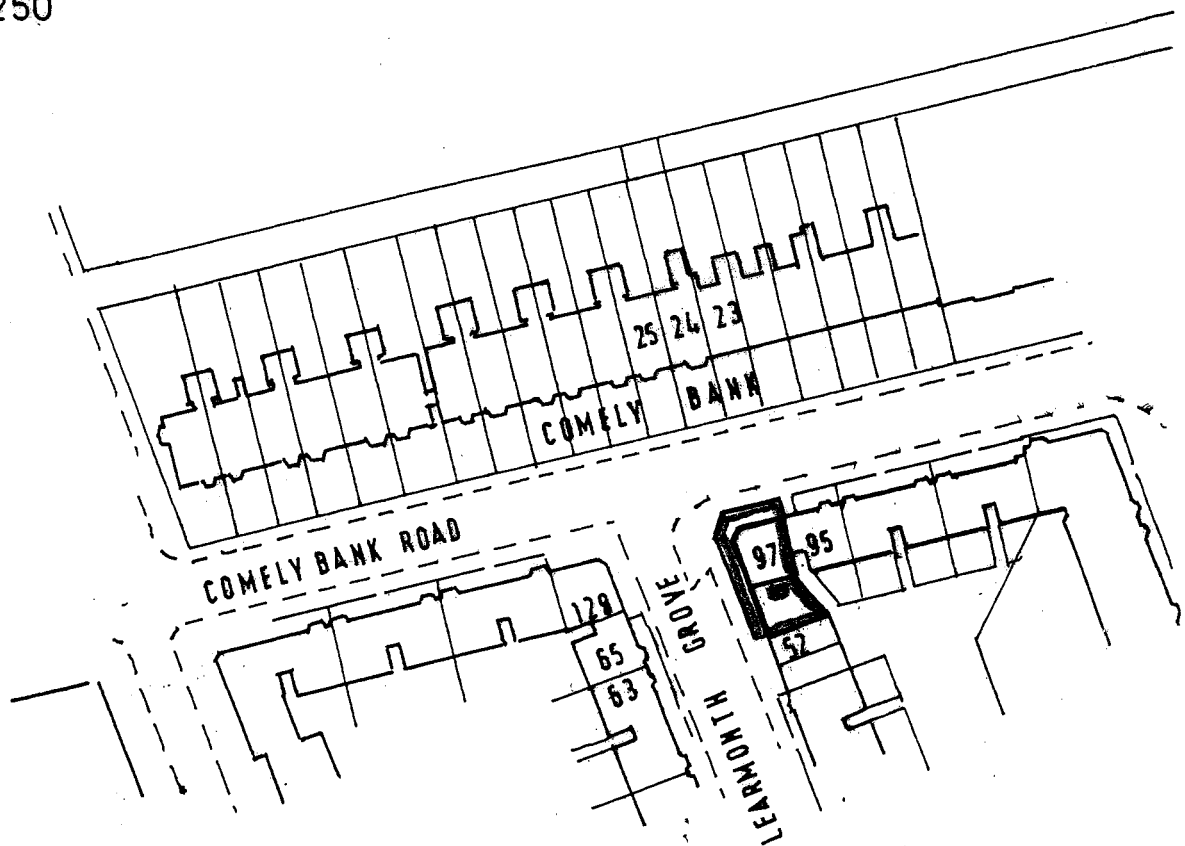
File

Date registered 28 April 2003

**Drawing numbers/
Scheme** 01-04
Scheme 1

proposed alterations to 97 comelybank road edinburgh
for R.PATERSON.

location plan
scale 1:1250



PLANNING & STRATEGY	
DRAWING NO.	01
DO REF.	03/01327/EUK
17 APR 2003	
DESIGN	DECISION

PCBRO.

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