

**Full Planning Application
at
123 Crewe Road South
Edinburgh
EH4 2NX**

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

Proposal: Erect single garage and rebuild + alter front wall
Applicant: R Hussain.
Reference No: 03/02251/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. The garage will be used for domestic purposes only ancillary to the enjoyment of the dwellinghouse.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

2 Main report

Site description

The property is a detached bungalow on the west side of Crewe Road South. Properties to either side and the rear are residential properties of a similar nature. Opposite is Telford College.

Site history

Consent was granted on 12/08/98 to alter and extend the dwellinghouse (A 00656 98FF)

00/01016/FUL - Consent granted for two dormer windows, facing front and back, and for a side extension incorporating a garage to the south side on 8/06/03.

Development

The proposal is for a garage to the north side of the house. The existing carport will be removed. The garage is set back 1970mm from the front corner of the house, with two bay windows in the existing house projecting a further 700mm forward. The garage measures 2.5 by 7.8 metres x 3.1 metres high. This is a single garage plus storage space.

The existing garage is a single garage with a kitchen/dining room extension beyond it. The applicant wishes to park a second car under cover and so now proposed to replace the existing carport with a garage.

Consultations

No consultations undertaken

Representations

Two representations have been received from residential neighbours. The issues raised are,

1. Garage is excessive in height
2. Garage may be used for non-domestic purposes
3. Bin and lamppost may have to be relocated on pavement
4. Proximity to bus stop

Policy

The site is identified by the CENTRAL EDINBURGH LOCAL PLAN as being within an area allocated for 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.

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 take account of the following specific considerations:

- a) Are the proposals of an acceptable form
- b) Do the proposals have any adverse effect on the amenity of neighbours.

a) The property has only been extended into the roofspace, and to the sides in the past, and there is still the full depth of garden across the full width of the house. This proposal does result in the full width of the site being developed but the garage is single storey and set back by about 2 metres. No terracing effect results. The materials are to match the existing sidewalls of the property. By building hard on to the boundary, the proposals will not prejudice the neighbours from extending their property in a similar way.

b) The garage is at the side of the house in a gable to gable situation, has no windows and is 3.1 metre high. As a result there will be no overshadowing or loss of daylighting or privacy to the neighbouring property, thereby preserving the neighbour's amenity. The height is marginally greater than the eaves of the bungalow due to the parapet wall, however this is not significant due to the 2-metre set back. As this is a second garage, and concerns have been raised about it possibly being used for business purposes, a condition is attached to restrict use to domestic purposes only.

In conclusion, the proposals will not be detrimental to the amenity or the character of the area, nor will they adversely effect neighbouring residential amenity.

It is recommended that the Committee approves this application, subject to the conditions stated



^{PP} **Alan Henderson**
Head of Planning and Strategy

Contact/Tel Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)

Ward affected 08 -Craigleith

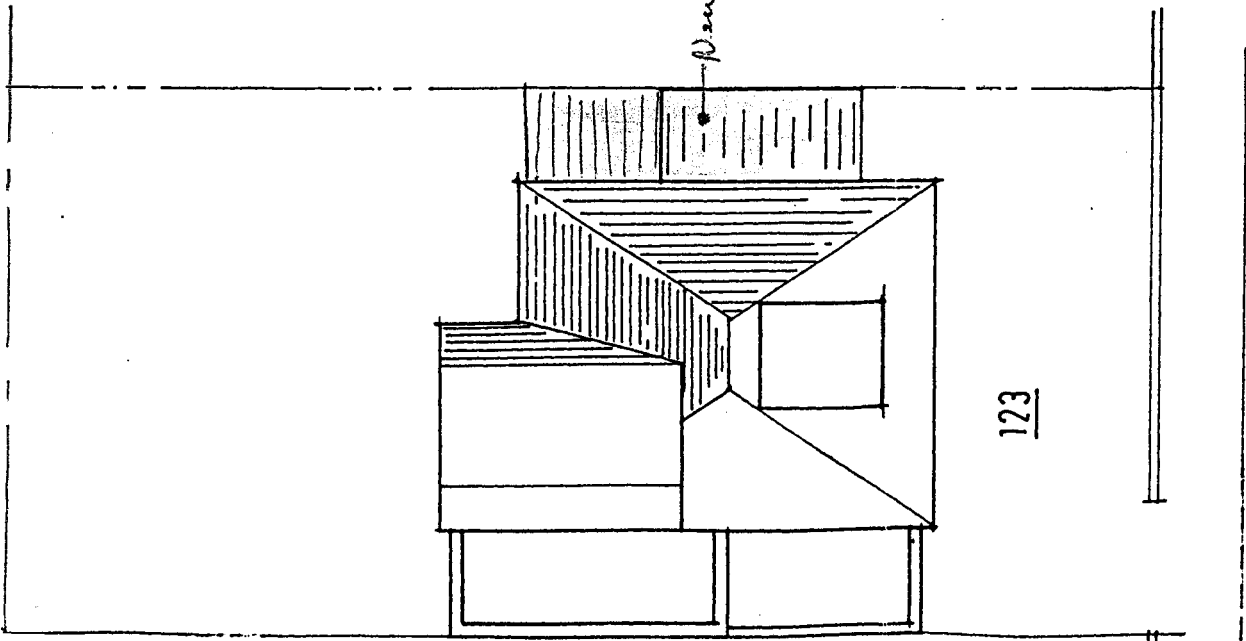
Local Plan Non Statutory Policy/Guideline

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

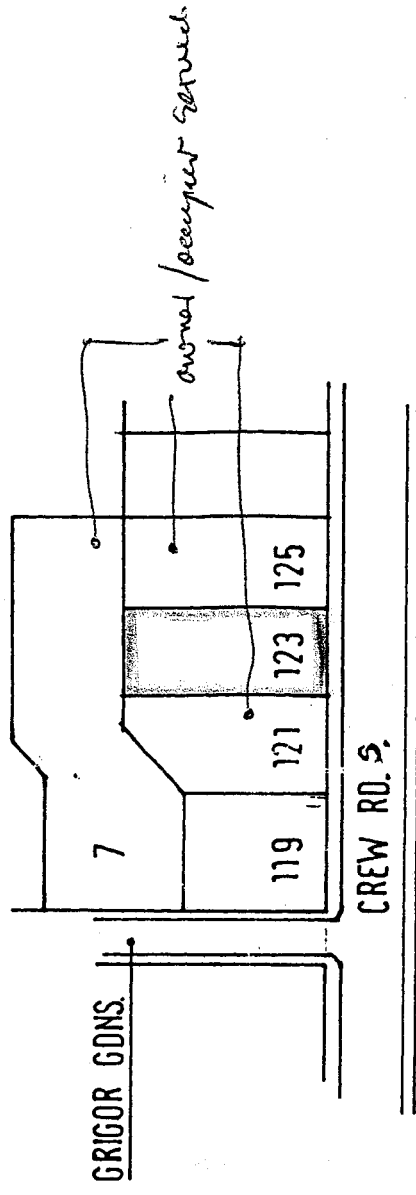
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Date registered 18 June 2003

**Drawing numbers/
Scheme** 01-2
Scheme 1



PLANNING & STRATEGY			
DRAWING NO.	01		
D.D. REF.	03/02251/FUL		
DATE	18 JUN 2003	BY	A4
MEETING	AGENDA ITEM	DECISION	



TELFORD COLLEGE served

SCALE 1/250

CREW RD. N.