

**Full Planning Application  
at  
15 Baberton Mains Place  
Edinburgh  
EH14 3DE**

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

**Proposal:** Conversion of existing garage into bedroom and shower room and extension to front

**Applicant:** Mr + Mrs Jones

**Reference No:** 03/00437/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 site lies on the north side of Baberton Mains Place and relates to a two storey semi-detached dwellinghouse. The site is surrounded by residential development.

### **Site history**

Planning permission was granted on 23rd march 1988 for the erection of a conservatory ref 427/88/9

Planning permission was granted on 2 October 1996 for a 1st floor extension ref A01962/96/AF

### **Development**

The application proposes the conversion of an existing garage to a bedroom and shower room and a pitched roof extension to the front of the property to form greater floor area for the new bedroom and an entry porch. The extension measure 5.3 metres wide, 1.3 metre deep and 3.3 metres high.

The proposed materials are brown concrete tiles, render and brown facing brick detail to match the existing.

### **Consultations**

None undertaken

### **Representations**

One letter of representation has been received from a neighbouring property. The grounds of objection are:

- the proposed front extension leaves limited space for off-street parking
- the property has been previously extended and perhaps this extension is overdevelopment.

### **Policy**

The site lies in a Mainly Residential Area of the South West Edinburgh Local Plan where the character and amenities are to be protected. Also the Urban Area of the Draft West Edinburgh Local Plan.

### Relevant Policies:

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

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 need to consider:

- (a) whether the scale and design is satisfactory and in character with the area
- (b) whether the proposals are detrimental to residential amenity or road safety

(a) The extension is subservient and relates to the original building. It is of a suitable scale in relation to the existing building and has an acceptable impact upon its surroundings and neighbourhood. Within this area there are other examples of properties having been extended to the front. The proposed design and materials are acceptable.

(b) The extension is single storey and less than 4 metres in depth and meets the Daylighting, Privacy and Sunlight guidelines. There are no windows proposed to the rear or side. All the proposed windows face the front, therefore there is no privacy issue. With regard to the representations received, sufficient garden area has been retained for one off street parking space (approx. 4-2 metres) and although the property has been previously extended the proposed development does not represent overdevelopment.

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 Zochowska on 0131 529 3793 (FAX 529 3716)

**Ward affected** 41 -Murrayburn

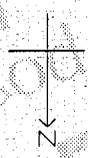
**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 23 May 2003

**Drawing numbers/  
Scheme** 1,3



**03/437/R1**

DC REF: 20 00 00

MEETINGS / AGENDA ITEM / DECISION

11 FEB 2003

Mètres

DRAWING NO.

Centre Coordinates: 319807 669266

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