

**Full Planning Application
at
37 Gogarloch Road
Edinburgh
EH12 9JA**

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

Proposal: House extension
Applicant: Mr + Mrs Jansen
Reference No: 03/00423/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

This is a two storey semi-detached dwelling house on the east side of Gogarloch Road, Edinburgh. The application site is located on the corner of Gogarloch Road and Gogarloch Haugh.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

The proposed development comprises a two-storey extension to the ridge on the side elevation of the dwelling house. The extension will extend 2.9 metres into the corner garden ground and will be 8 metres in height.

Scheme 2

Reduced the width of the extension from 2.9 metres to 2.5 metres.

Scheme 3

Further reduced the width to 2.4 metres.

Consultations

BAA

No Objection.

Transportation

(Scheme 1) The proposal lies within the visibility splay of Gogarloch Road onto Gogarloch Haugh. To lie within the reduced standard there must be no obstacle (including fencing within 0.5 metres of the edge of the plot. It would be preferred, however, if the extension could be carried out on the east end of the house and allow full visibility to remain.

Representations

One representation was received for this application. The reasons for objection were that the proposal is an undesirable, imbalanced front elevation, detrimental to the appearance of the immediate area and to the semi-detached houses of 37 and 39 and it is not in accordance with the Council's House Extensions Policy

Policy

The application site is located within the North West Edinburgh Local Plan within an area of Housing and Compatible uses. It is located within an area of Housing in the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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 scale and design of the proposal is satisfactory.

b) Whether the proposals are detrimental to residential amenity or road safety.

a) The proposed extension is not set down from the existing ridge, but as the proposal will be located on an end plot there will be no possibility of terracing and open corner plots are not considered a design feature of this estate.

The proposed design is equivalent to that of the existing dwelling house and does not detract from its character. The pitch and form of the proposed roof matches the existing, as do the materials of the extension.

The proposed extension will extend northwards towards Gogarloch Haugh where there is no set building line.

The proposal will not detract from the appearance of the building or the character of the area.

b) There will be no loss of residential amenity as there will be no overshadowing of neighbouring property and windows on the rear elevation will be located 10 metres from the rear boundary.

Scheme 3 has moved the extension back 0.5 metres from the site boundary to reduce the effect of the development on the traffic visibility splay. The recommendation by transportation to move the proposed extension to the east elevation cannot be complied with as this is a semidetached house.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kate Evans on 0131 529 3793

Ward affected 23 -Gyle

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 21 February 2003

**Drawing numbers/
Scheme** 01, 10-12
Scheme 3



PLANNING 01 03/423/01
 10 FEB 2003

CLIENT	MR & MRS K. JANSEN			
JOB	EXTENSION TO 37 GOGARLOCH ROAD, EDINBURGH			
DRAWING	LOCATION PLAN			
Drawn	Checked	Approved	DATE	JOB NO
			02.06.02	0215
			DR NO	REV
			SITE-01	
			SCALE	1:1250
			Do not scale from this drawing	



APPLICATION SITE