

Full Planning Application
at
40 Murrayfield Road
Edinburgh
EH12 6ET

Development Quality Sub-Committee
of the Planning Committee

Proposal: Proposed addition of dining room, enlargement of bedroom,
addition of lock-up-garage
Applicant: Mr C Hardy
Reference No: 03/01904/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 proposed garage must be for domestic use solely, incidental to the use of the dwelling.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area and that no activities or processes take place, which may be detrimental to its amenities.

2 Main report

Site description

The site is a detached dwelling house on the east side of Murrayfield Road. The site has a large front garden to Murrayfield Road with the dwelling house and separate lock-up garages to the rear of the site, close to the boundary with the houses on Campbell Road. All surrounding properties are residential.

Site history

July 1997 - Planning Permission granted to alter and extend the dwelling house.

April 1998 - Planning Permission granted to extend the dwelling house to form a utility room to the rear.

June 1999 - Planning Permission granted for alterations to the house.

February 2001 - Planning Permission granted retrospectively for a garage extension.

December 2002 - Planning Permission granted for a balcony at first floor level.

Development

It is proposed to extend the existing house to the rear to provide a dining room at ground floor level and an extended bedroom at first floor level. The extension would infill a corner of the house currently a courtyard. The footprint would be approximately 4.7 by 3.7 metres, not including the bay window. The roof of the extension would continue the pitch and height of the existing roof. There would be velux windows on the roof planes facing north west and south east. There would be no windows at first floor level looking out to the rear of the house. It is proposed to include a glazed bay window at ground floor level projecting 700mm into a patio area. This would be screened by a 2-metre high timber fence with a 750mm masonry base wall.

It is proposed to add a lock-up garage to the two existing. It would be to the north of the existing garages and would continue the building line. It would have a width of 3 metres and a depth of approximately 4 metres. It would be approximately 600mm from the boundary. Due to the slope, the height of the garage at the rear would be 3.9 metres. It would be 2.5 metres at the front.

Consultations

None

Representations

The application was advertised 13 June 2003. Three letters of representation were received raising the following points:

1. Privacy
2. Daylighting
3. Overdevelopment
4. Inappropriate relationship with adjacent properties.
5. Greater non-residential usage of property.

Policy

The site is within the Central Edinburgh Local Plan area in an area designated as Housing and Compatible Uses.

It is in the West Murrayfield Conservation Area.

Relevant Policies:

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

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 design of the proposal is satisfactory,
- b) Whether the proposals are detrimental to residential amenity.

a) The Council Non-Statutory Guideline on House Extensions states that extensions should be set down and back from the existing dwelling house. However, due to the configuration of the roof planes on the existing house, it is considered appropriate to continue the ridge to the rear to provide a more symmetrical finish.

There will be sufficient private amenity ground retained after the completion of the proposed works.

The materials match the existing property and are acceptable.

The property does not fall into a villa area as defined in the Council Non-Statutory Guideline on Villa Areas. The guidance within this is therefore not applicable.

The design of the proposal is satisfactory.

b) The proposed bay window will be screened by a two-metre high timber fence. The velux windows on the north west elevation would be screened by trees which align with the side of the house. There would be no overlooking.

The proposals do not comply with the Council Non-Statutory Guideline on Daylighting, Overshadowing and Privacy as both the garage and the house extension would overshadow the garden ground belonging to numbers 33 and 35 Campbell Road. The garage would overshadow a rectangular area 3.3 metres by 2 metres (6.6m²) to the rear of the garden belonging to 33 Campbell Road. The house extension would overshadow a triangular area 6.3m². Given the overall size of the plots belonging to numbers 33 and 35 Campbell Road and the fact that the overshadowing occurs to the rearmost part of the gardens, the overshadowing is considered an acceptable departure from the Guideline.

A condition is added, as has been the case in previous similar proposals on this site, to ensure the garage is used for domestic proposes only.

The proposals will not be detrimental to residential amenity.

Previous consents to this property have had conditions attached ensuring the garages are used for domestic use only. A similar condition will be attached to this consent.

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 David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 15 -Murrayfield

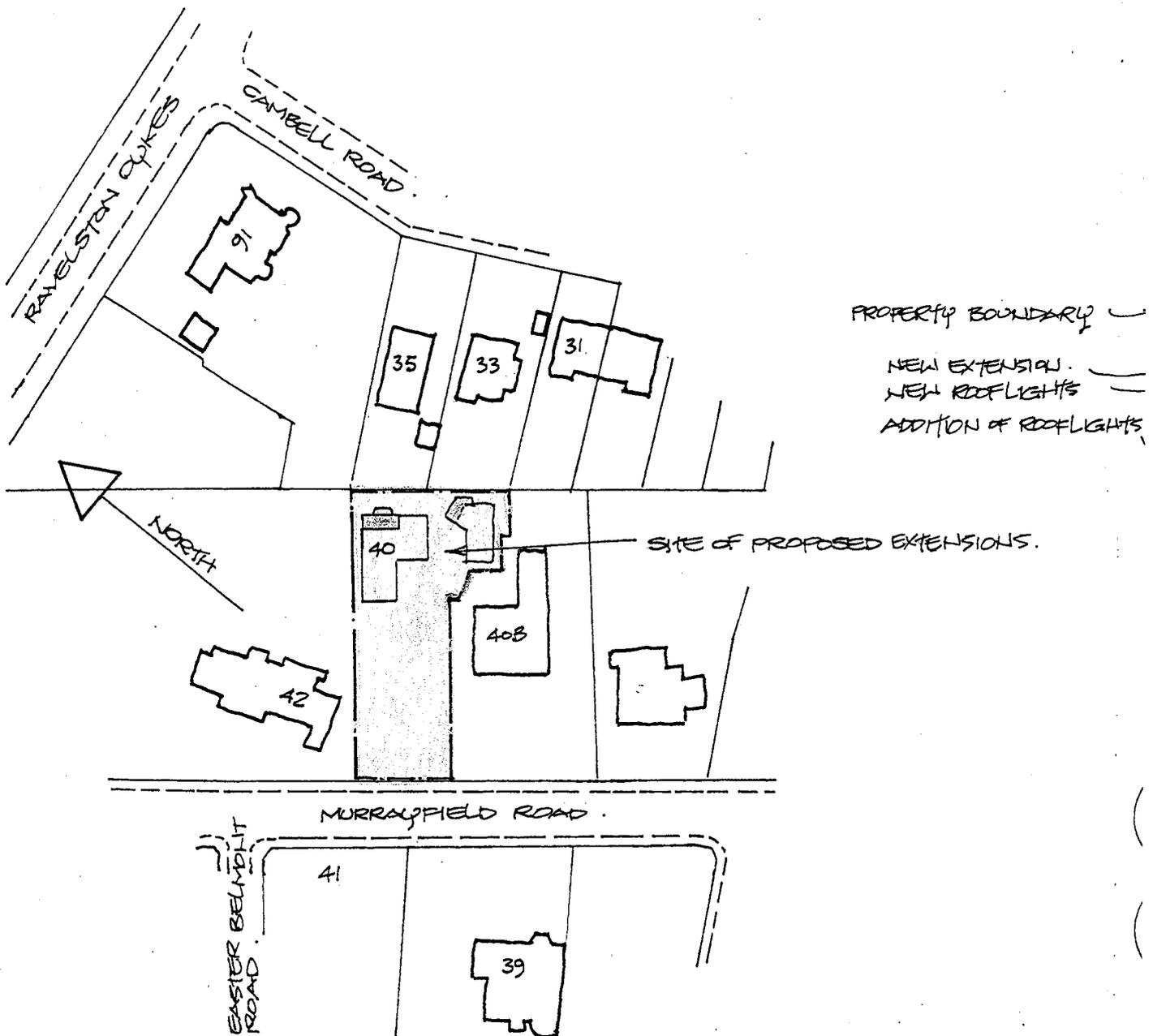
Local Plan Central Edinburgh Local Plan

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

File

Date registered 28 May 2003

**Drawing numbers/
Scheme** 1-4



LOCATION PLAN SCALE 1:1250.

NEIGHBOURS NOTIFIED:
 MURRAYFIELD ROAD - N^os 42, 40B, 39 + 41.
 CAMPBELL ROAD N^os 31, 33 + 35.
 RAVELSTON DYKES. N^o 91.

PLANNING & STRATEGY		
DRAWING No. 01		
DO REF 03/01904/FW		
28 MAY 2003 AK3		
MEETING	AGENDA ITEM	DECISION