

**Full Planning Application**  
**at**  
**6 Redhall Avenue**  
**Edinburgh**  
**EH14 2HP**

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

**Proposal:** Alteration and extension  
**Applicant:** Mr Tchir  
**Reference No:** 02/03662/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 approved 2-metre high screen fence shall be erected on the west boundary before occupation of the extension.

**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 site is a semi-detached, two storey house, finished in dry dash render, brick feature panels and concrete roofing tiles, located within an area of similarly designed houses. The ground slopes down to the north and this housing layout takes account of this by a combination of sloping gardens and retaining walls. The house sits end on to the south side of Redhall Avenue at a higher level and fronts onto a footpath.

The northern boundary with Redhall Avenue is a 1-metre high brick retaining wall with a 1.8 metre high fence on top, enclosing the rear garden. A 1.5 metre high hedge wraps round the side garden and continues round to the front of the house. A 0.6 metre high fence separates the rear garden from the other half of the semi-detached house to the south at number 8, Redhall Avenue. The eastern boundary is at a higher level to the gable of adjacent house at number 10, Redhall Avenue. This boundary consists of a 1.8 metre high wooden fence running between the adjacent buildings and the road. There is a conservatory extension to another gable, which faces onto Redhall Avenue (number 22) and one front porch has also been added to a house, which faces Redhall Avenue.

### Site history

No history on the application site.

A property similar to the applicants, was granted planning permission for a greenhouse/ porch on 11.3.1987, consent number 286/87

### Development

#### Scheme 2

The proposal is for a boundary fence, a conservatory, a rear extension and an attic conversion.

The attic conversion involves the introduction of 3 velux windows to the front and one to the rear of the house. This element is permitted development.

The timber fence is 1.8 metre high on the eastern and northern boundaries. The application for the fence is partially retrospective.

The single storey extension to the rear is conjoined with the conservatory. The rear element of the extension measures 6.1 metres in length and covers the full rear wall of the house and is 3.8 metres in depth. It would be built on the boundary with the adjacent terraced house to the south and a firewall of 3.5 metres in height is proposed on this boundary. The roof of the extension would be partially glazed and would rise to meet the rear wall of the house at a height of 3.2 metres. The materials would match the house.

The conservatory would be built on the northern end of the rear extension. The conservatory would measure 3 metres by 3 metres by 3.2 metres in height.

## Scheme 1

The proposal is for an attic conversion involving the introduction of 3 velux windows to the front and one to the rear of the house. The proposal also includes a single storey extension to the rear and the side of the house. The extension would project 4 metres out along the mutual boundary with number 8 Redhall Avenue, from the rear wall. It would occupy the entire rear wall of the house and project 3.1 metres northwards from the end gable of the house. The full width of the rear extension would be 9.2 metres. The side extension would occupy the full gable from front to rear of the house and would measure 11.2 metres in length. The extension would be 4.2 metres in height and would feature a combination of a pitched roof a glazed flat roof with lead detailing. The floor level of the extension would be built 450 millimetres lower than the floor level of the house. The proposal would be constructed in materials to match the house.

### **Consultations**

No consultations undertaken

### **Representations**

The proposal was notified on 28.10.2002. Two letters of objection have been received raising the following issues: -

- overshadowing
- loss of view
- devaluation in property
- doubt was cast as to any consent having been granted for the existing boundary fence
- the existing boundary fence is unacceptable

### Scheme 2:

The neighbours were re-notified on 30th May 03 and two letters of objection has been received. Their comments can be summarised as follows: -

- loss of privacy
- overshadowing
- design of development
- out of character with the area

### **Policy**

The site lies within an area mainly allocated for residential purposes on the South West Edinburgh Local Plan area.

The site is similarly allocated on the Draft West Edinburgh Local Plan area.

## Relevant Policies:

### **SWELP**

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

### **DWELP**

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

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.

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:

- 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 assess the determining issues, the Committee needs to consider:

- a) Whether the proposal is in keeping with the character of the area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of privacy or overshadowing

a) The fencing proposal on the northern and eastern boundaries is high in relation to surrounding ground levels. However the housing layout in this area means that the side garden area of the house is adjacent to the street such that private garden space is limited if it is not well screened. Other houses in a similar location in the street have either erected fences on their northern street frontage or grown tall hedges. This type of boundary treatment sitting high on the frontage of the street is not unusual in this area and affords owners the use of both the rear and side garden areas as relatively private space. The impact of the proposed fence on the character of the area is considered to be minimal.

The extension does not occupy more than one third of the length of the rear garden, is single storey and designed to match the house. This element of the proposal is considered to have an acceptable impact on the character of the house and the area.

The conservatory which adjoins the rear extension on the northern elevation, projects 3 metres in front of the street's building line. The Council's Non Statutory Guidelines on House Extensions does allow for modest porch extensions to the front of the building line. There are other examples of such extensions in this street. This proposal will be set 1.8 metres back from the boundary and the impact will be minimal. In terms of the Council's Non Statutory Guidelines on Conservatories, the proposal is on an end gable elevation. The architectural integrity of the house is maintained. The character of the area will not be adversely effected by the proposal.

b) The rear element of the proposed extension is single storey and 3.8 metres in depth, which is considered acceptable in terms of the Council's Non Statutory Guidelines on Daylight, Privacy and Sunlight. Any other overshadowing would occur on the applicant's own ground.

The rear windows of the extension would be 8.3 metres from the eastern boundary. Therefore a privacy distance of 9 metres is not achieved. However the shortfall is only 0.7 metres and the eastern boundary will be screened with the full implementation of the 1.8 metre high fence such that views are not possible into a gable end window at 10, Redhall Avenue. The privacy and amenity of neighbours is protected. A condition requiring the full implementation of the fence prior to occupation is imposed.

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 McFarlane on 0131 529 3512 (FAX 529 3716)

**Ward affected** 26 - Craiglockhart

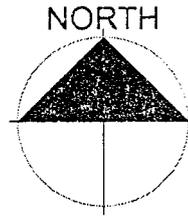
**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 21 October 2002

**Drawing numbers/  
Scheme** 7951+2  
Scheme 2



Site referred to  
in the Application

## Location Plan 1:1250

### List of conterminous proprietors:

- |   |  |
|---|--|
| 1) THE OWNER/OCCUPIER<br>1 REDHALL AVENUE<br>EDINBURGH  | 5) THE OWNER/OCCUPIER<br>4 REDHALL AVENUE<br>EDINBURGH |
| 2) THE OWNER/OCCUPIER<br>5 REDHALL AVENUE<br>EDINBURGH  | 6) THE OWNER/OCCUPIER<br>2 REDHALL AVENUE<br>EDINBURGH |
| 3) THE OWNER/OCCUPIER<br>10 REDHALL AVENUE<br>EDINBURGH |  |
| 4) THE OWNER/OCCUPIER<br>8 REDHALL AVENUE<br>EDINBURGH  |  |