

Full Planning Application
at
34 Cambridge Gardens
Edinburgh
EH6 5DJ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Demolition of existing brick kitchen extension and erection of new timber-clad kitchen extension (as amended)

Applicant: Mr + Mrs J Jabbar.

Reference No: 03/01412/FUL

1 Purpose of report

To recommend that the application be **REFUSED**

Reasons

1. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension occupies a significant proportion of the available garden ground, and will result in overdevelopment of the site
2. The proposal is contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight as it will result in loss of privacy to the adjacent property at 36 Cambridge Gardens.

2 Main report

Site description

The application site comprises a two storey stone built terraced house in a residential area. There are several examples of large rear extensions in the street, which backs onto allotments.

The rear garden measures 30 square metres, and is bounded to the rear by a 1.7 metre high stone wall.

Site history

There is no relevant planning history for this site.

Development

The application is for a single storey rear extension, which involves the demolition of the existing offshoot, which is part of the original house. The extension measures 17.2 square metres in floor area, and is to be constructed up to the rear boundary.

Materials are timber cladding and glass

Amendment

The proposal has been amended by the introduction of a sliding door, and a slight rise in the height of the raised rooflight.

Applicant's Supporting Statement

The applicant has submitted a supporting statement, a copy of which is available in the Party Group Rooms, outlining the positive aspects of the proposed extension.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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 these determining issues, the Committee needs to consider whether:

(a) the proposed extension will adversely affect the character of the existing house, or the visual amenity of the wider area

(b) neighbouring amenity will be adversely affected.

(a) The extension will occupy a substantial proportion of the rear garden, reducing amenity space, and reducing the depth of the rear garden to the rear of the extension to less than 1 metre. The proposal is contrary to Non Statutory Guidelines on House Extensions and will adversely affect the character of the property and the visual amenity of the wider area.

(b) The proposed extension will result in loss of privacy to the adjacent property to the north east (36 Cambridge Gardens). There is over 1 metre of underbuilding. The proposal is contrary to Non Statutory Guidelines on Daylighting, Privacy and Sunlight.

It should be noted that a slightly reduced alternative scheme has been submitted by the applicant. The Department has responded to this informally stating that it constitutes permitted development.

The proposals do not comply with the relevant Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 22 -Lorne

Local Plan North East Edinburgh

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

File

Date registered 8 May 2003

**Drawing numbers/
Scheme** 01; 05-06
Scheme 2



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PLANNING APPLICATION

Address	34 Cambridge Gardens		
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Application number:	03/01412/FUL	WARD	22- Lorne
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			