

**Full Planning Application
at
33 Baberton Mains Lea
Edinburgh
EH14 3HB**

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

Proposal: Form a front/side extension to include a new entrance and additional accommodation. Form a rear family room extension. All single storey with tiled roof and roughcast finish (as amended)

Applicant: Mr Miller + Ms Day

Reference No: 04/01213/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 property is a two-storey end terraced dwelling house with a small front porch located on the northern side of a cul-de-sac. The western boundary is screened by a 1.6 metre high fence. There is a flat roofed garage to the rear.

Site history

20 August 2002 - Planning permission was refused for " extend porch at front, dormer extension to rear roof, single storey extension side and rear and abutting onto existing garage" reference 02/01988/FUL.

That application went to appeal and the Reporter supported the Council's view and dismissed the application. It was considered the proposal was an overdevelopment of the site.

Development

Scheme 2:

The proposal is for the erection of a front, side and rear extension. The front extension would project one metre to the front of the property with a pitched roof over to a height of 3.2 metres.

The side extension would fill the width of the plot at 2.6 metres wide for the length of the dwelling projecting 3.75 metres to the rear. It would be set back 0.15 metres from the front of the house, retaining a driveway 7.5 metres deep to the front.

The rear extension, 3.7 metres deep, would extend over the width of the site.

The side and rear extension would finish with a ridge roof 3.4 metres high. To the rear two pairs of patio doors are proposed, a rear garden of 14.5 metres in depth would be retained. The proposal would be finished with roughcast and tiles to match the original dwelling.

An existing garage in the rear garden would be removed.

Scheme 1:

The side extension was in line with the front extension, projecting 1 metre to the front of the house.

Consultations

No Consultations undertaken.

Representations

One letter of representation has been received in respect of the initial scheme. The reasons for objection may be summarised as follows;

- roof plans excluded
- little change from application refused 02/01988/FUL
- porch overdominates building
- porch and extension adversely affects symmetry of the building
- will result in loss of parking on the site
- loss of daylight and sunlight
- excessive development in the rear garden
- garage should be removed
- overdevelopment of the plot

Policy

The proposal is subject to the Housing and Compatible Use policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

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 whether:

- a) the design is satisfactory given the setting of the site;
- b) the proposals are detrimental to residential amenity or road safety.

a) The proposal has been designed to be subsidiary to the house. The projection to the front of the property is contrary to the non-statutory guidelines in respect of House Extensions. However, it is modest in size and provides a bay feature which provides some interest in the street scene and is an improvement on the flat roofed porch currently existing. The side extension would be set back slightly from the front of the property and would project less than 4 metres to the rear. It is considered acceptable in design terms.

The proposal which involves the removal of the side garage, lessens the overall impact of the proposal and seeks to address the concerns of the Reporter in the previous appeal decision, that the development including the existing garage would create a blank side wall of 17 metres in length which would be oppressive to neighbours. It is considered that the revised design addresses this concern - the overall length is reduced to 12.8 metres. The existing gable is 9.2 metres in length.

b) The front extension would align with the neighbouring porch and would not give rise to overshadowing. The applicant has included details of the guttering which clarifies the relationship with the adjoining property. The property sits forward of the house to the west, but any overshadowing from the proposed single storey side extension will fall onto the neighbour's driveway. To the rear the extension is less than 4 metres in depth and no overlooking would arise. The proposal covers less than one third of the rear garden and more than 9 metres rear garden would be retained.

The proposal complies with the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight.

The proposal would retain a driveway of 7.5 metres in front of the extension which is adequate for the parking of one car. The front garden would be retained at 6.5 metres in depth and could continue to accommodate another vehicle as is the current situation. The proposal does not pose any threat to highway safety.

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 Paton on 0131 529 3903 (FAX 529 3716)

Ward affected 41 -Murrayburn

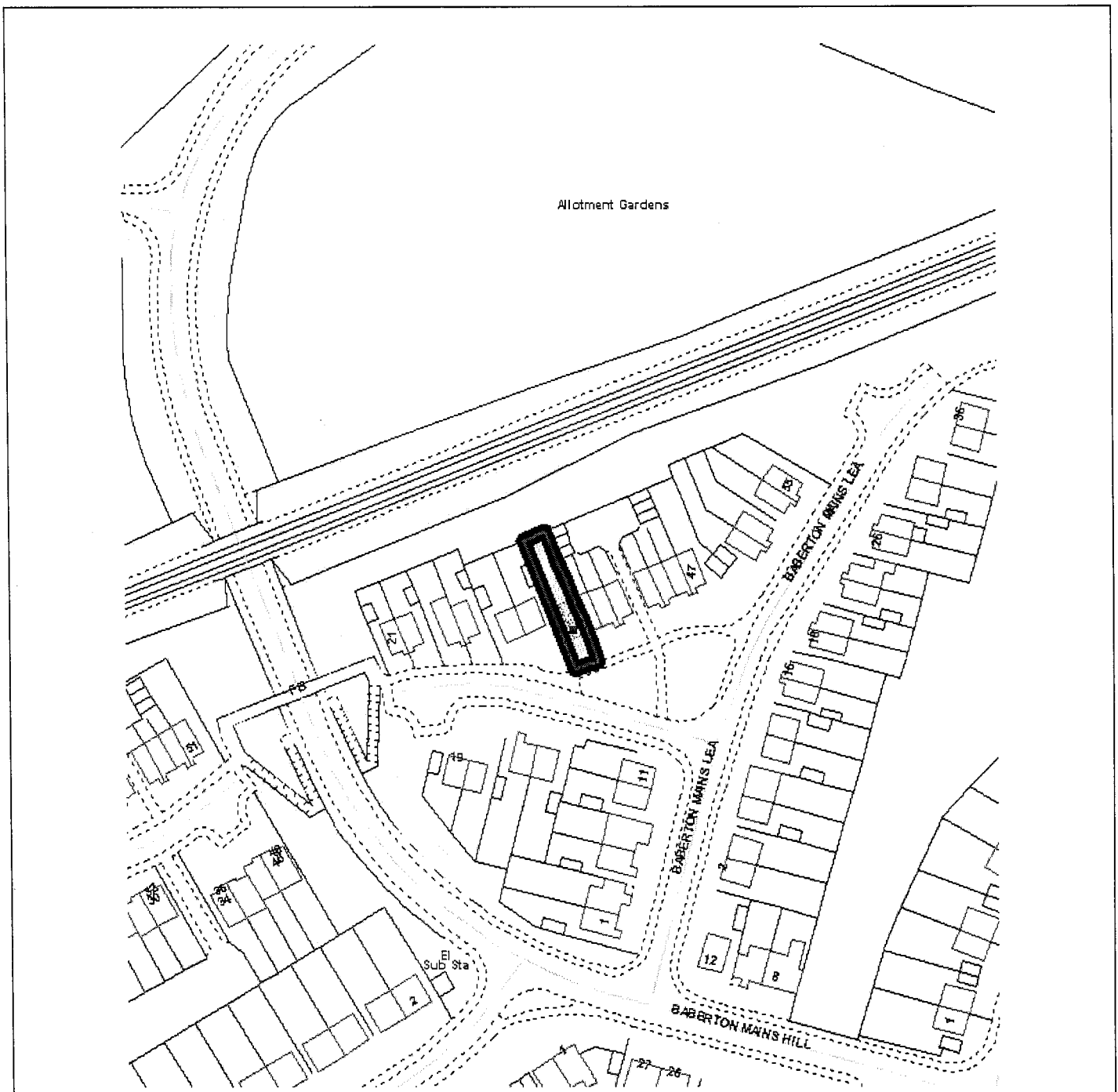
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 6 April 2004

**Drawing numbers/
Scheme** 4-6



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PLANNING APPLICATION

Address	33 Baberton Mains Lea, Edinburgh, EH14 3HB		
Proposal	Form a front/side extension to include a new entrance and additional accommodation. Form a rear family room		
Application number:	04/01213/FUL	WARD	41- Murrayburn
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			