

**Full Planning Application
at
76 Buckstone Road
Edinburgh
EH10 6UT**

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

Proposal: Extension to dwellinghouse
Applicant: Mr + Mrs Burns
Reference No: 04/01732/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 site lies on the west side of Buckstone Road within a residential area and relates to a two-storey semi - detached property.

Site history

None apparent.

Development

Scheme 1:

The application proposes the demolition of the existing garage and a wrap around extension to form a family room and kitchen on the ground floor and a bedroom and bathroom on the upper floor.

The extension measures 5.2 metres wide, 11.3 metres deep and 7 metres high. It projects 1.5 metres to the front and 2 metres to the rear.

The proposed materials are facing brick, roughcast and grey tiles to match the existing house.

Scheme 2:

The roof of the side extension has been lowered and is now hipped .The side window in the proposed kitchen has been removed. The extension now measures 5.7 metres in height.

The materials remain as originally proposed.

Consultations

None undertaken.

Representations

One letter of objection has been received. The grounds of objection are loss of parking, as existing garage is to be removed and extension protrudes in front of the front wall of the property therefore 2 cars to park on the street, loss of privacy (window) and loss of sunlight /daylight.

Policy

The site lies in a Mainly Residential Area of the South West Edinburgh Local Plan where the existing residential character and amenities are to be protected. The site also lies within the Urban Area of the Draft West Edinburgh Local Plan

Relevant Policies:

South West Edinburgh Local Plan

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

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 scale and design are satisfactory given the setting of the site;
- b) the amenity of any nearby residents will be adversely affected by the proposed development.

a) The proposal is subservient and relates to the property in terms of materials and design. The proposed extension projects beyond the front wall of the house to form a vestibule and part of the family room. There is no clearly defined building line in this locality and this element is considered acceptable. The extension would occupy less than one third of the applicant's original rear garden. The scale and design is compatible with the area.

b) The extension lies on the shared boundary with No. 78 Buckstone Road and the new windows would face across the street and into the rear garden where there are already rear-facing windows. The new windows would lie 6.3 metres from the rear boundary where there is existing fencing and hedging that would screen the proposed windows at ground floor level. There are no privacy or overlooking issues. The property lies in a gable to gable situation but it is stepped back from No. 78 Buckstone Road by 2 metres so there would be a small element of overshadowing from the new roof at first floor level but this would not have a detrimental effect on the neighbouring property. The extension is to the north of No. 78. The extension to the front of the house would reduce the garden to 4 metres in depth. However, it does not project beyond the front wall of No.78 to the south. The front garden area is still large enough to accommodate an off street car parking space for one car. The formation of a parking space would be permitted development. Although the proposal is a minor infringement of the Policy Guidelines on Daylighting, Sunlight and Privacy, this would not have a detrimental effect on the character of the street.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 52 -Fairmilehead

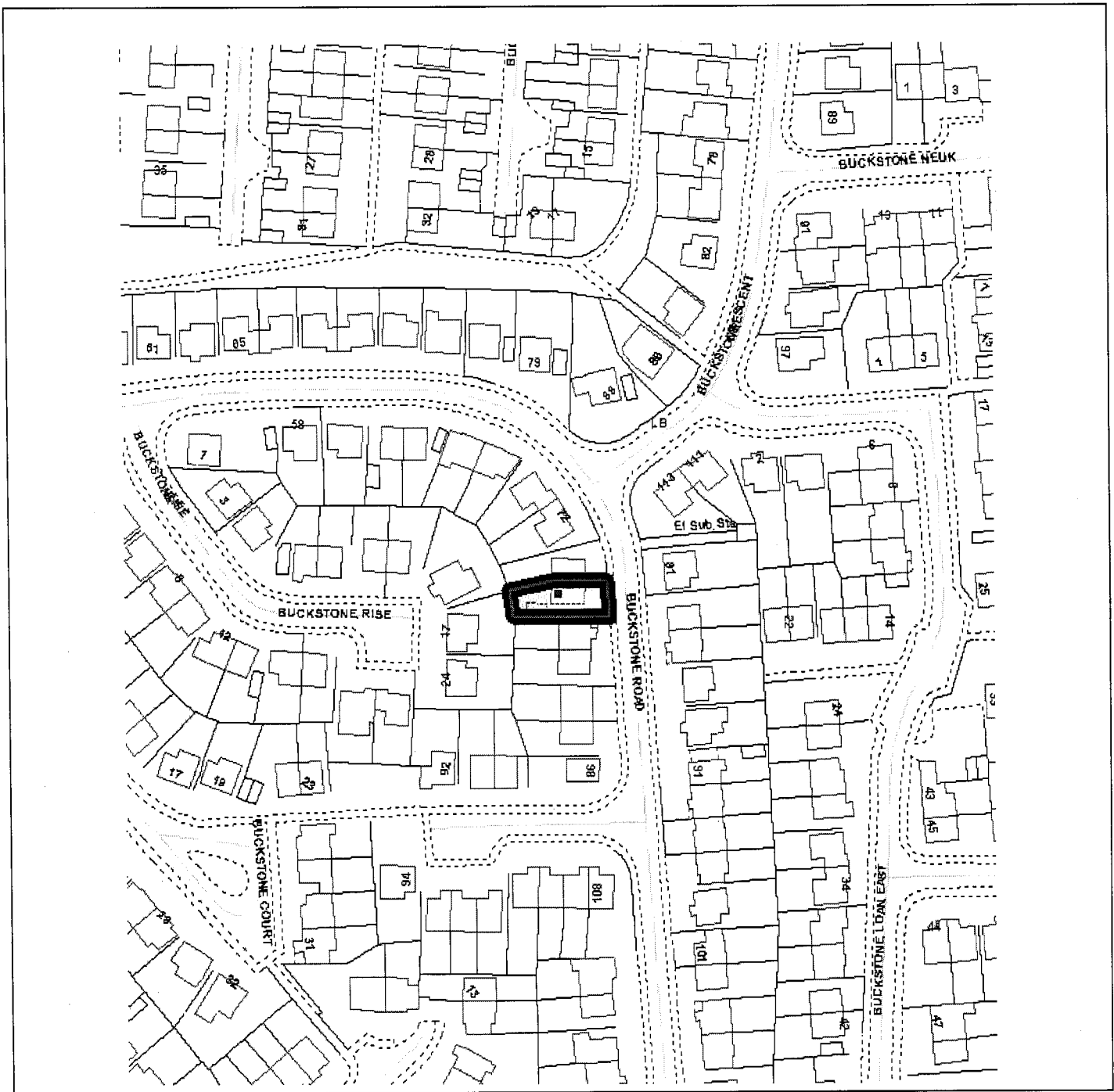
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 11 May 2004

**Drawing numbers/
Scheme** 1-4,6,9,10-12



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PLANNING APPLICATION

Address	76 Buckstone Road, Edinburgh, EH10 6UT		
Proposal	Extension to dwellinghouse		
Application number:	04/01732/FUL	WARD	52- Fairmilehead
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			