

**Full Planning Application**  
**at**  
**9 Chesser Loan**  
**Edinburgh**  
**EH14 1SX**

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

**Proposal:** Installation of rooflights and erection of garage  
**Applicant:** Mr Morris  
**Reference No:** 04/02558/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 north side of Chesser Loan and relates to an upper flat within a block of four flats.

### **Site history**

None apparent.

### **Development**

The application proposes to convert the attic to form a bedroom, shower and hall by installing four velux rooflights. Two rooflights to the front and two to the rear. A circular staircase is to be installed on the first floor leading to the attic. In addition it is proposed to build a flat roofed sectional garage measuring 2.8 metres wide, 6.1 metres deep and 2.4 metres high to the rear of the property within the applicant's garden ground.

The proposed materials are concrete panels of a pink/white colour and a felt roof.

### **Consultations**

None undertaken.

### **Representations**

One letter of objection has been received. The grounds of objections relate to the following:

- part of the garage would encroach onto land outwith the applicant's control
- the proposed garage would reduce the amount of daylight to the neighbour's garden.

### **Policy**

The site lies within a Mainly Residential Area of the South West Edinburgh Local Plan where the existing residential character and amenities are to be retained. 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 the development plan are there any compelling reasons for approving them?

### ASSESSMENT

To address the determining issues the Committee need 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 to the choice of materials and complements the property. The garage lies to the rear of the building and would be in harmony with the street scene.

b) The proposed rooflights serve a new bedroom, shower and staircase and their position on the roof would not permit the overlooking of neighbouring properties. The proposed garage lies adjacent to the garden of the ground floor flat and the agent has certified that the applicant owns all the land to which this application relates.

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

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Jennifer Zochowska on 0131 529 3794 (FAX 529 3716)

**Ward affected** 28 -Moat

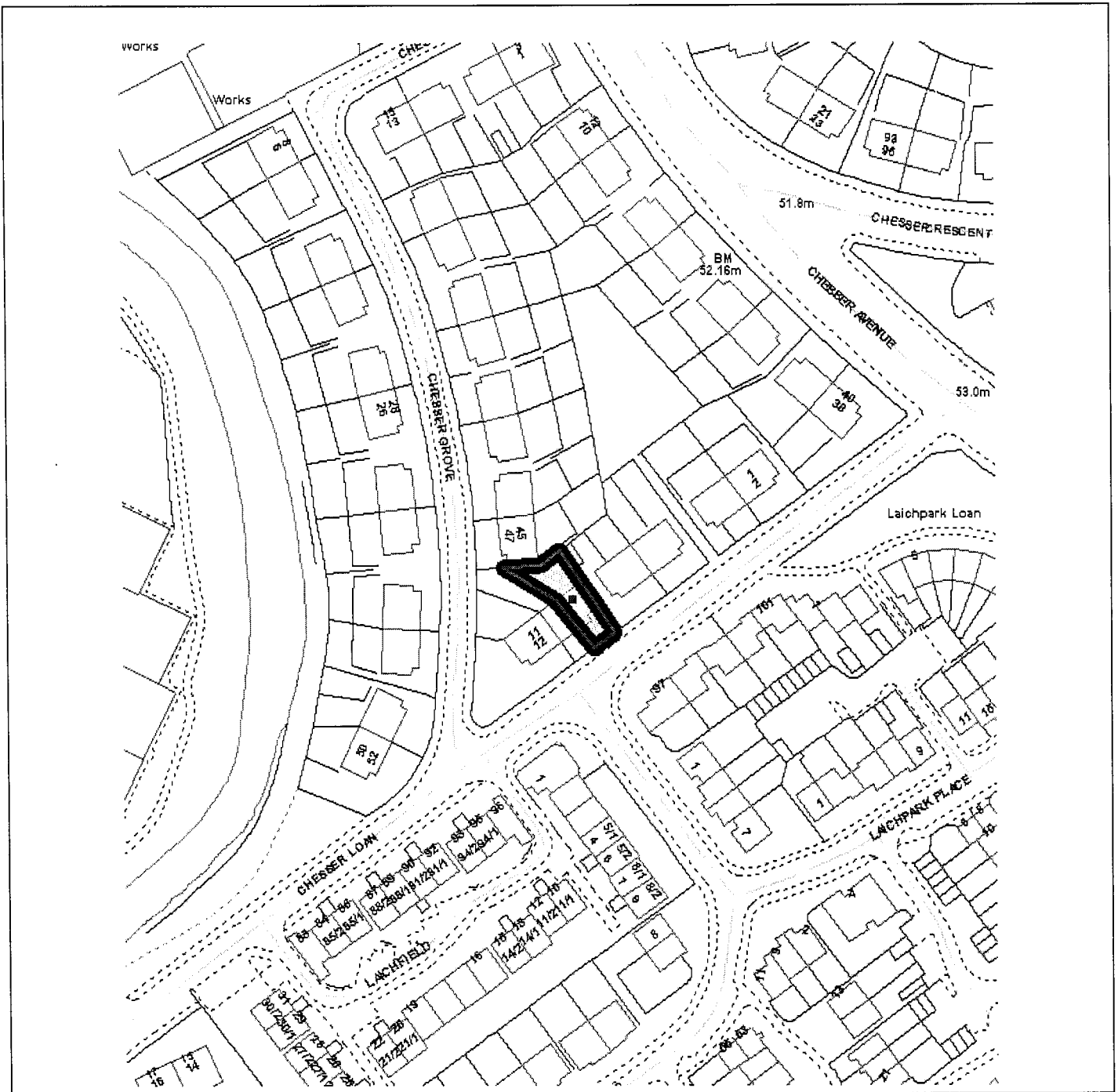
**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 5 July 2004

**Drawing numbers/  
Scheme** 1,2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>9 Chesser Loan, Edinburgh, EH14 1SX</b>		
<b>Proposal</b>	<b>Installation of rooflights and erection of garage</b>		
<b>Application number:</b>	<b>04/02558/FUL</b>	<b>WARD</b>	<b>28- Moat</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			