

**Full Planning Application
at
40 Coillesdene Avenue
Edinburgh
EH15 2JR**

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

Proposal: Single storey extension to full east elevation and part of rear elevation of dwelling house (as amended)
Applicant: Mr & Mrs McCartney
Reference No: 04/01305/FUL

1 Purpose of report

To recommend that the application be **GRANTED**.

2 Main report

Site description

The property is a detached 1930s bungalow at the end of a street block. It has a hipped, slate roof and canted bays to front and rear. There are c.1.5-metre high hedges to side boundaries. Footings for the proposed extension have been dug.

The adjoining house to the east has a side garage and rear extension. The adjoining house to the west is built at an angle on its corner site and partly faces over the application property.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

It is proposed to add a side extension with a part-pitched roof and a raised side parapet with skews. A further extension (with rebuilt bay window) will be added to the rear with similar part-pitched roof. Proposed facing materials are roughcast, slate and reconstituted stone.

Scheme 3

The extensions have been provided with flat roofs and a 0.45m set back has been provided on the front elevation.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 8 April 2004.

The adjoining neighbours (west) have objected on the grounds that the extension is over-high and will obstruct their light and outlook.

Portobello Amenity Society objects to the bulk of the side extension and considers that it will destroy the symmetry of the bungalow.

Objectors were re-notified of the revised plans (Scheme 3) but no further representations have been received.

Policy

The site is in an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. 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 the determining issues, the Committee needs to consider a) whether the proposal is in keeping with the appearance of the property and surrounding area and b) whether neighbouring amenities are safeguarded.

a) The development complies with the dimensional criteria in the House Extensions guidelines. The property is at the end of a street block and the corner elevation of the extension is therefore relatively obtrusive. However, the detailing has been amended (Scheme 3) to reduce its apparent bulk and to tie in with the eaves line of the existing building. The provision of a set-back on the front elevation also ensures that the extension does not detract from the character of the existing building. The amended detailing is satisfactory.

b) The proposal meets daylighting standards in respect of neighbouring windows. The proposal is not strictly in a gable-to-gable relationship with the neighbouring house (west) and thus technically infringes the boundary daylighting criterion. However, this is unlikely to prejudice the development potential of that property.

The proposal complies with privacy standards.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 40 -Milton

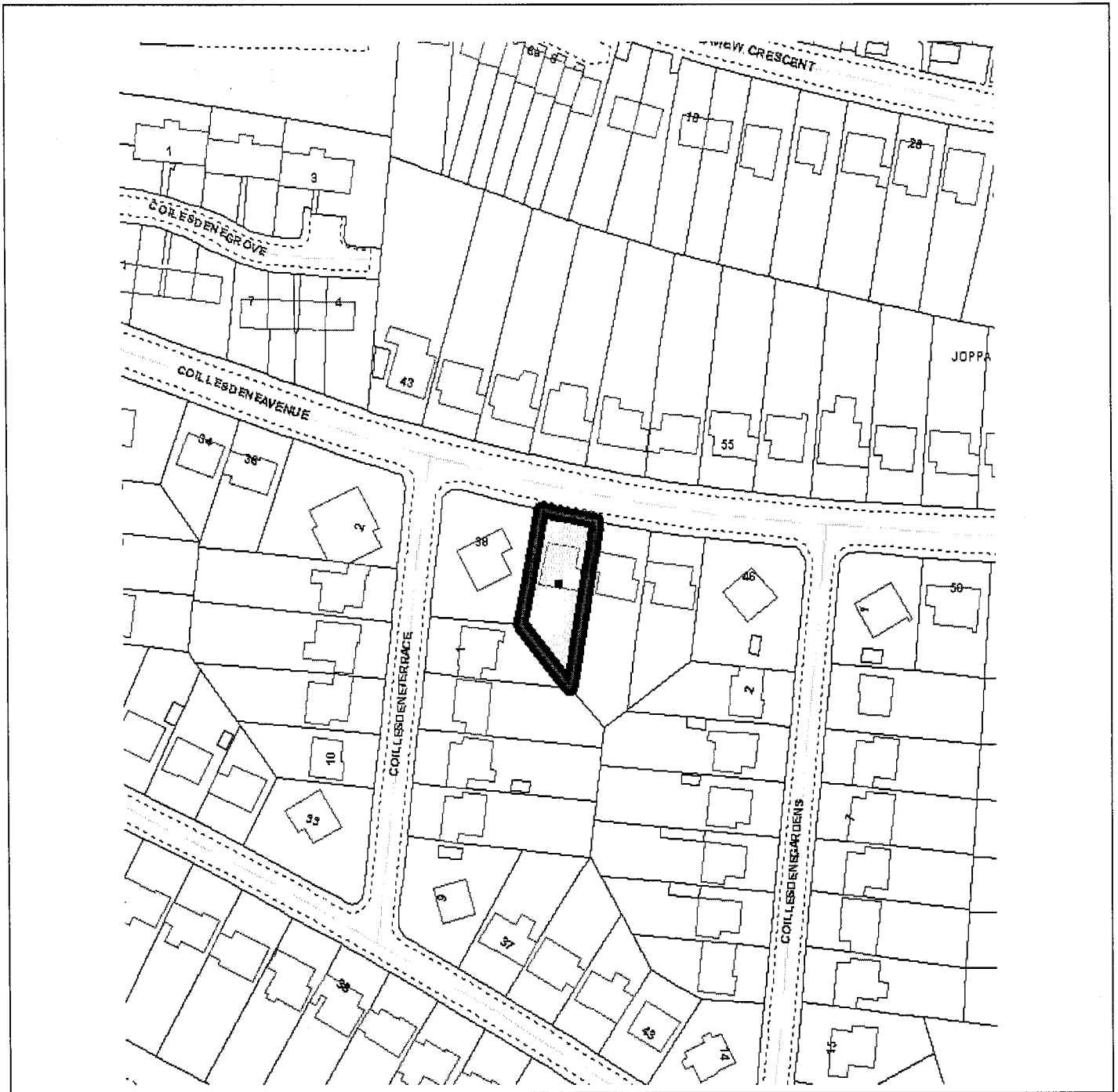
Local Plan North East Edinburgh

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

File

Date registered 21 April 2004

**Drawing numbers/
Scheme** 05-06
Scheme 3



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PLANNING APPLICATION

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Application number:	04/01305/FUL	WARD	40- Milton
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			