

**Full Planning Application**  
**at**  
**187 Craigmock Road**  
**Edinburgh**  
**EH4 7AZ**

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

**Proposal:** Construct an extension to a dwelling house, erect porch to side entrance door and alter rear dormer window  
**Applicant:** Mr + Mrs Glasgow  
**Reference No:** 04/01972/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 modern one and half storey house set within large garden grounds. The house is constructed of render and reconstituted stone and smooth concrete tiles. Wooden fences of some 1.8 metres and 1.5 metres demarcate the west and south boundaries respectively. There is an existing garage located adjacent to the south boundary. Adjacent to the north west boundary is a pathway.

The surrounding properties are of a similar design and scale.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The applicant seeks planning permission for the erection of an extension to the rear of the property (southwest elevation), to erect a new porch to the existing side entrance door, with alterations to the existing dormer window on the rear elevation.

The extension would be finished in a mixture of glass, horizontal cedar wood boarding and render. The floor area would be approximately 15 square metres. It is designed so that it would follow the line established by the northern boundary. It would be off-set from the boundary by 1.25 metres. The extension is essentially triangular in shape with its longest side 4.5 metres and shortest being 1.6 metres, as measured from the existing house. The glazing would be housed in aluminium frames. A section of the roof below the existing dormer window will be removed to create a new full-height double glazed window with a mild steel handrail.

### **Consultations**

No consultations undertaken.

### **Representations**

One letter of objection has been received. A summary of this is as follows:

The extension is a substantial building, which encroaches onto the garden ground.

The extension would intrude into the line of sight of the adjacent resident (at 189).

## **Policy**

The property is located within the Mainly Residential Area of the North West Edinburgh local Plan and the Urban Area within the Draft West Edinburgh Local Plan.

### Relevant Policies:

#### **North West Edinburgh Local Plan**

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

#### **Draft West Local Plan**

DQ6 - Design of New Development  
DQ 11- Alterations and Extensions

#### **Non Statutory Guidelines**

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 affect of the proposal on the property and the surrounding area and b) residential amenity.

a) The proposed extension is modest in size and would essentially extend the single storey out-shoot building to the rear elevation. The use of double-glazing housed in aluminium frames combined with horizontal cedar wooden boarding is pleasing and adds a contemporary touch to the overall design. Similarly the porch to be erected on the north west elevation fits in comfortably in with the existing property and utilises contemporary materials such as steel framing, lead roof and cedar wood to pleasing affect. The dormer window is the same height and width as before and the alterations are acceptable.

Taking the above into account, it is considered that the proposal complies with policies H4 (New Development) and H5 (Residential Character) of the North West Edinburgh Local Plan and DQ6 (Design of New Development),DQ11 (Alterations and Extensions) of the Draft West Local Plan in addition to the Council's Non-statutory guidelines on 'HOUSE EXTENSIONS'.

b) The property stands alone and is set within its own garden grounds. The extension as viewed from the north-west elevation would extend along this boundary by 7.0 metres which includes the existing single storey extension. Additionally, it would be off-set from the boundary by 1.25 metres with the height decreasing towards the west boundary to 2.25 metres. In regard to this, it is considered that any loss of amenity for neighbouring residents in terms of overshadowing would be minimal. No windows are proposed on this elevation, therefore no loss of amenity would occur. The alteration to the existing dormer window with full height glazing is considered acceptable and would not adversely affect residential amenity.

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

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Mark Russell on 529 3665

**Ward affected** 06 -Davidsons Mains

**Local Plan** North West Edinburgh Local Plan/Draft West Local Plan

**Statutory Development  
Plan Provision** Mainly Residential/Urban Area

**File** 04/01972/FUL

**Date registered** 28 May 2004

**Drawing numbers/  
Scheme** 1 to 4



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# **PLANNING APPLICATION**

<b>Address</b>	<b>187 Craigcrook Road, Edinburgh, EH4 7AZ</b>		
<b>Proposal</b>	<b>Construct an extension to a dwelling house, erect porch to side entrance door and alter rear dormer window</b>		
<b>Application number:</b>	<b>04/01972/FUL</b>	<b>WARD</b>	<b>06- Davidsons Mains</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			