

**Full Planning Application
at
7 Craigmount Avenue North
Edinburgh
EH12 8DD**

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

Proposal: Proposed extension and alterations to existing house
Applicant: Mr Horne
Reference No: 04/00886/FUL

1 Purpose of report

To recommend that the application be **REFUSED** for the following reasons;

Reasons

1. The proposed extension would be detrimental to the character of the property and the amenity of the area due to its size and design and would have a dominating effect. It would be contrary to Policy E5 of the North West Edinburgh Local Plan, Policy DQ11 of the Draft West Edinburgh Local Plan and the Council's non-statutory guidelines on House Extensions and Alterations.

2 Main report

Site description

The property is a single storey dry dash semi-detached dwellinghouse with a hipped concrete profile roof. On the gable of the property is a flat roof single storey garage extending hard up against the boundary with number 9.

Site history

There is no relevant planning history for this property.

Development

Scheme 2

It is proposed to add a 1.5 storey render and concrete tile extension to the gable which will also facilitate access to the existing roofspace for conversion to form two bedrooms. The extension itself would contain a lounge, two bedrooms and a bathroom. The extension would be set back 1.9m behind the building line and 4.0m beyond the rear building line, the extension would be 6.0m in height, 0.5m below the existing ridge. The proposal will extend the property by 2.7m towards the boundary with number 9 and create a gable. A 4.5m wide hipped roof element of the extension wraps around the rear of the property with a bay window facing the rear of the garden. The hipped roof extension to the rear will have a small flat roof section linked to the ridge of the front section of extension.

A 1.1m wide hipped roof dormer is proposed on the front elevation.

Scheme 1

The original scheme extended to the ridge of the existing dwellinghouse and there was a flat roof 1.5 storey extension to the rear with a flat roof dormer.

A copy of the applicant's supporting statement is available in the group rooms.

Consultations

None undertaken.

Representations

Scheme 1

Four letters of objection were received, a summary of the points are as follows:

- Impact upon symmetry of the property;
- Gable inconsistent with surrounding properties;
- Impact upon streetscape;
- Loss of view/aspect;
- Scale and design out of character with the area;
- Overshadowing;
- Maintenance problems of boundary walls;
- Loss of Privacy.

Scheme 2

Two letters of objection were received from neighbouring proprietors advising that their original concerns still stood.

Policy

The proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on 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.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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 need to consider:

- a) Whether the amenity of the neighbouring properties will be adversely affected by the proposed development; and,
- b) Whether the scale and design of the extension are satisfactory.

a) The 1.5 storey rear extension will not overshadow the property to the north. The extension is only 4.0m in depth and this combined with the 45-degree pitch of the roof gives the same degree of overshadowing that a single storey extension would create. Any other overshadowing is within a gable to gable situation. The level of overshadowing is within the limit's defined in the non-statutory guidelines on Daylighting, Privacy and Sunlight.

The maintenance issue that could arise if the proposal was erected and the potential loss of a view are not material planning considerations.

To the rear of the proposed extension is a bay window which will overlook the garden of 9 Craigmount Avenue North. A 1.8m high timber fence has been proposed along the northern boundary reducing the possibility of overlooking. However, to ensure adequate screening a 2.0m high screen fence would be required, which could be addressed by the use of a condition. The scheme as proposed does not however comply with the non-statutory guidelines on Daylighting, Privacy and Sunlight.

b) The proposed dormer on the front elevation is of an acceptable scale and design for the property complying with the non-statutory guidelines on House Extensions and Alterations.

The scheme will not exceed one third of the rear garden ground and is considered to be of an appropriate scale and design for the property without inhibiting reasonable development of adjoining properties.

The amended proposals show a clear distinction between the original dwellinghouse and the extension. Whilst it is set back slightly and has a lower ridge it would result in an extension to the roof which would change the character from a semi-detached hip roof form to a gable roof. The properties are of a similar style in this area and the proposal would be detrimental to the character of the property and the amenity of the area.

A similar scheme was approved at 35 Craigmount Grove North (a neighbouring street) in December 1996. This was before the emergence of the current guidelines on House Extensions and Alterations and the urban design standards which are a material consideration. The design of the proposals would fail to meet the aims behind these.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reason stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Kevin Murphy on 0131 529 3794

Ward affected 23 -Gyle

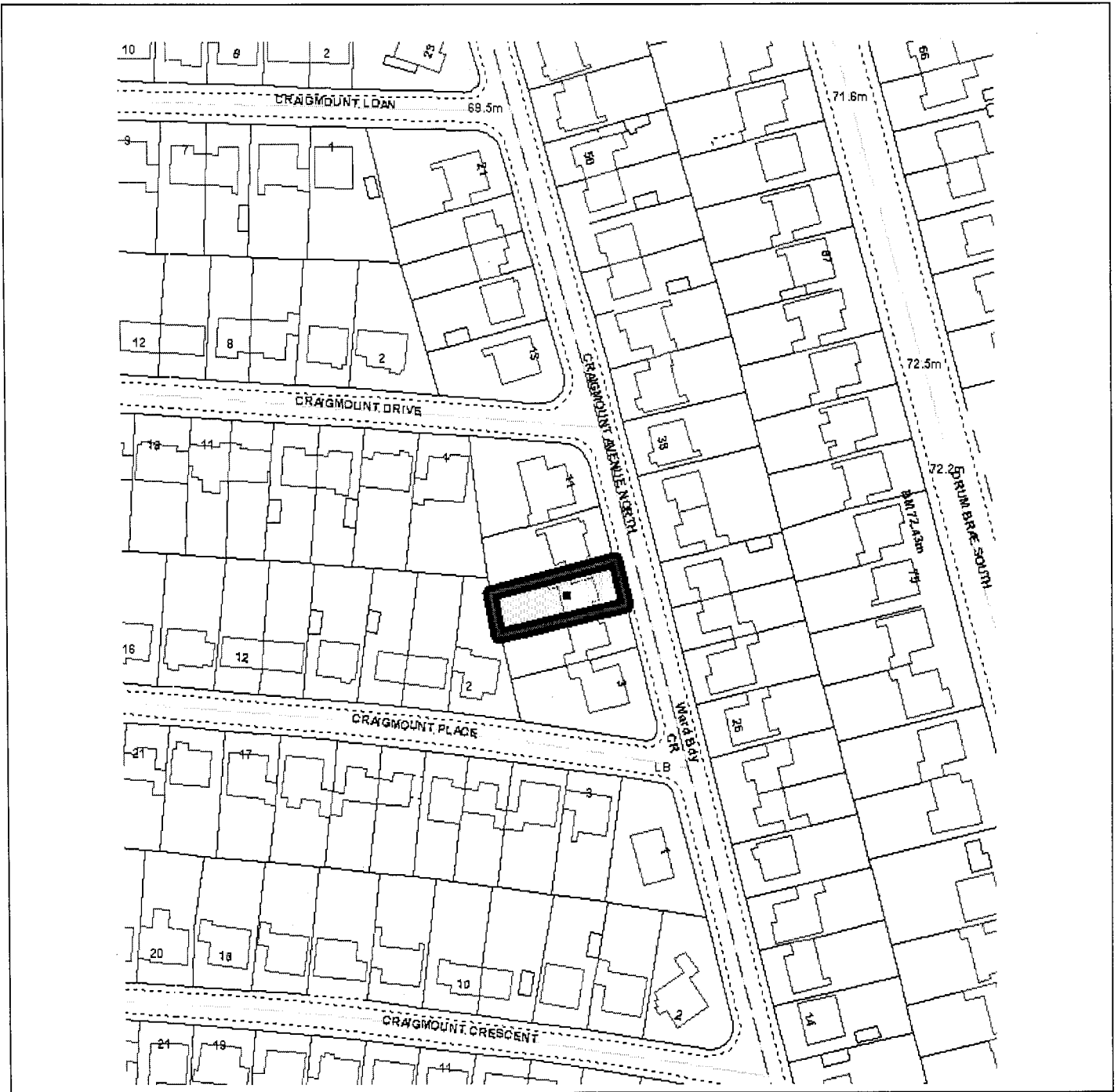
Local Plan North West Edinburgh Local Plan

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

File

Date registered 26 March 2004

**Drawing numbers/
Scheme** 1, 7-13



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	7 Craigmount Avenue North, Edinburgh, EH12 8DD		
Proposal	Proposed extension and alterations to existing house		
Application number:	04/00886/FUL	WARD	23- Gyle
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			