

Full Planning Application
at
4 Galachlawside
Edinburgh
EH10 7JG

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension of upper storey over garage, new extension to side of existing dwelling house (as amended)
Applicant: Mr Almubarak
Reference No: 04/02447/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.
2. Detail of the proposed 1.8m high screen on the balcony to be submitted to and approved by the Head of Planning and Strategy prior to development commencing and fixed onsite prior to the development being occupied.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

2 Main report

Site description

The property is a modern 2 storey detached dwellinghouse on the east side of Galachlawside.

Site history

Planning consent was previously granted for a similar extension in December 2003, reference 03/01517/FUL.

Development

Scheme 2

It is proposed to add an additional storey above the existing garage on the western side of the property in order to create an additional bedroom. To the east a two storey extension set back from the front building line by 3.1m is also proposed.

The proposed bedroom extension to the west has a balcony to the rear, window to the front and the proposed hipped roof is an extension of the existing roof. A 1.8m high screen is proposed on the western side of the balcony.

The ridge of the proposed 1.3-3.0m x 8.0m x 5.7m eastern gable extension breaks into the hip roof of the existing dwelling and the proposal would result in the formation of a gable end. The eastern extension would have a velux rooflight on the rear roof pitch and further apertures on the front and rear elevations of the ground floor. The upper floor of the eastern extension contains an en-suite whilst the ground floor contains a bedroom with an en-suite.

Scheme 1

No balcony screen was proposed.

Consultations

None Undertaken.

Representations

One letter of representation has been received raising concern about overshadowing.

Policy

The proposal lies within an area allocated for residential purposes in the South 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:

South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

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

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: -

ASSESSMENT

To address the determining issues, the Committee need to consider:

- a) Whether the scale and design of the proposal area acceptable;
- b) Whether neighbouring residential amenities are safeguarded.

a) The proposals will not lead to the overdevelopment of the plot, the property having a large rear garden ground and the extension being to the side.

The proposed materials match the existing and the design of the extension is acceptable. The hipped roof element above the garage will complement the existing dwellinghouse. The roof line of the south eastern cable relates less well to the main house, but is set below it and back from the frontage, so will largely not be seen from the front of the

property due to the curvature of the street. The proposal will not result in a terracing effect.

b) Due to the windows being to the front and rear and there being a proposed 1.8m high screen to the north western side of the balcony the proposal will not result in any overlooking.

The property is located within a slightly irregular plot so that overshadowing will not be an issue. The property is primarily located within a gable to gable situation. Therefore, there is no undue overshadowing of neighbouring properties.

There are no material planning considerations which outweigh this conclusion.

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** Housing and Compatible Uses

File

Date registered 28 June 2004

**Drawing numbers/
Scheme** 1-5, 9-11
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