

**Full Planning Application
at
57 Hosie Rigg
Edinburgh
EH15 3RX**

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

Proposal: Two storey extension to existing house
Applicant: Mr + Mrs Dickson
Reference No: 04/01678/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 application site comprises a two-storey modern semi detached house in a wholly residential area. There is a three-storey town house to the east. The rear of the house backs onto The Jewel.

Site history

There is no relevant planning history for this site.

Development

The application is for a two-storey side extension, also projecting one metre from the rear building line, with pitched roof, finished to match the existing house.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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 proposed extension will have any adverse impact on the character of the house or the visual amenity of the area
- b) there is any adverse impact on neighbouring amenity

a) The extension is sympathetic to the existing house in terms of design and materials, and is subservient in terms of mass. Although the median distance from the rear of the extension to the rear boundary is 6 metres, sufficient garden ground will remain for the amenity of the occupants. The rear of the house fronts a road. There is no adverse impact on character or visual amenity.

b) The extension is essentially in a gable to gable situation with the property adjacent, but due to the configuration of the buildings, will result in some overshadowing to the adjacent garden (8.5 square metres beyond the rear building line of the adjacent house). This is relatively minor.

The distance from the rear windows to the rear boundary is 6 metres, but overlooking is restricted to a public highway.

There are no significant privacy or daylight issues.

There will be no undue impact on neighbouring amenity.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to Daylight, Privacy and Sunlight and House Extensions is not sufficient to justify refusal.

There are no material considerations which outweigh this assessment.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 58 -Duddingston

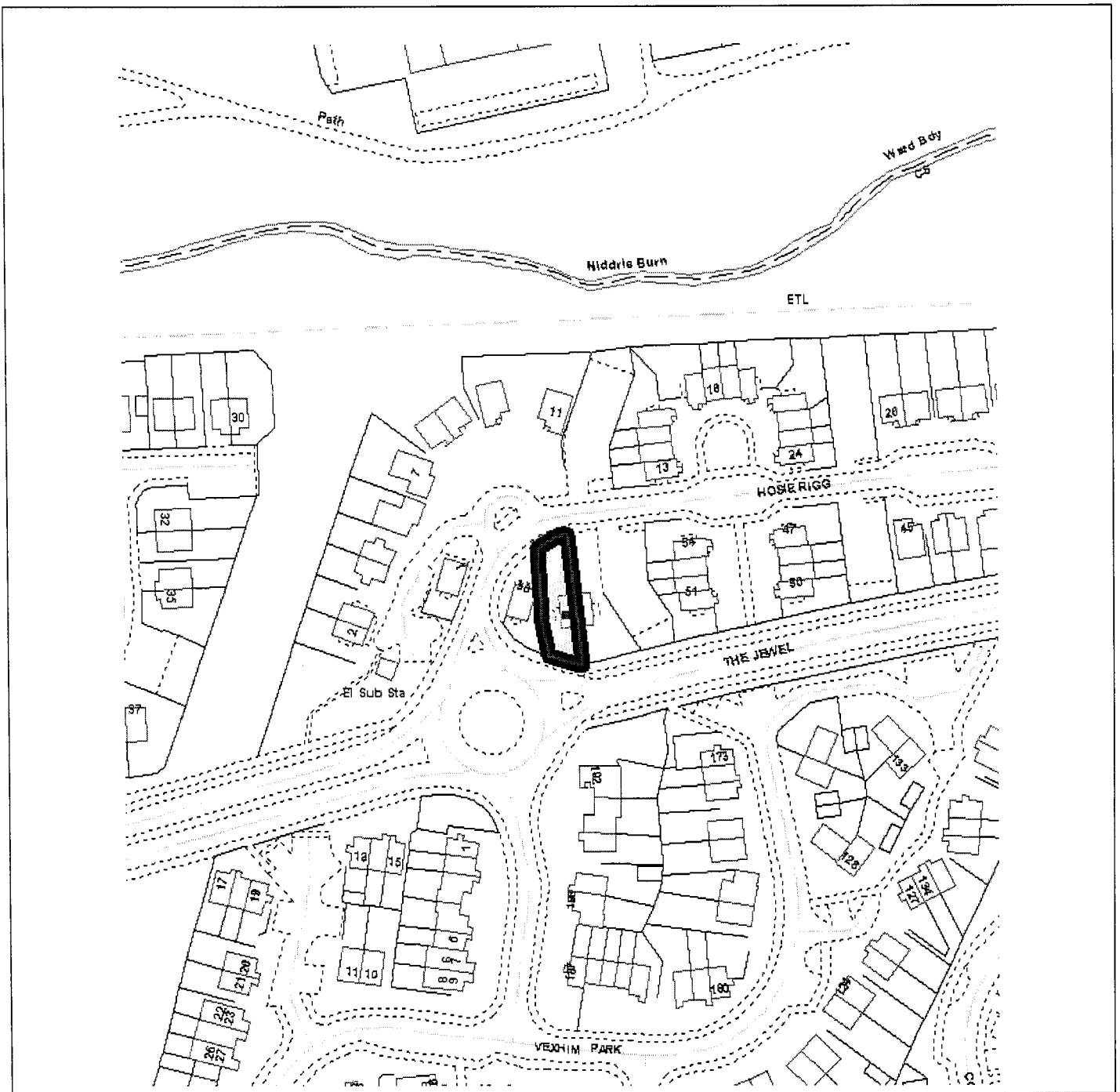
Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 1 June 2004

**Drawing numbers/
Scheme** 01-03
Scheme 1



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PLANNING APPLICATION

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Application number:	04/01678/FUL	WARD	58- Duddingston
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			