

**Full Planning Application
at
21 Lovedale Road
Balerno
EH14 7DW**

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

Proposal: Extending existing breakfast room + roofspace over to create new ground floor garden room, new stairs to new attic bedroom and bathroom, 1 No dormer window, 5 No velux rooflights to rear of property

Applicant: Mr + Mrs Richards

Reference No: 04/02030/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 large detached white wet dash dwellinghouse with a clay pantile roof. The living accommodation for the property is on one level with storage space in the attic.

Site history

03.05.01 - Planning consent granted for a change of use to private garden ground (reference 01/00073/FUL);

30.07.99 - erection of a garage (reference 99/01259);

31.05.95 - alterations and an extension (reference 95/00615/FUL);

1993 - an extension (reference 119/83).

Development

Scheme 2

It is proposed to add a rear extension and catslide dormer to facilitate access to a proposed bedroom in the roof space whilst also extending the accommodation out over the rear patio to create a garden room. The building footprint will be extended by 3.0m x 3.9m.

Scheme 1

The ridge of the original proposal extended above the ridge of the existing dwellinghouse, there was a larger dormer on the north west elevation and the details of the dormer plan and elevation did not correspond.

Consultations

None undertaken.

Representations

One letter of representation has been received raising the following material planning consideration:

- overlooking

Policy

The proposal lies within a housing area in the Currie Balerno Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Currie Balerno Local Plan

Policy 2.32 states that the residential character of existing housing areas will be maintained and that changes of use or new developments which would result in loss of amenity or of residential accommodation will not be permitted.

Finalised Rural West Edinburgh Local Plan

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

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: -

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

a) The proposed extension will not result in the over development of the site, there being substantial garden ground to the rear of the property. The materials and design of the extension are acceptable. The dormer extension does not comply with the Council's non-statutory guidelines on House Extensions and Alterations as it is within 0.5m of the ridge and eaves, but it is considered acceptable as the building has a variety of roof pitches and the dormer does dominate the roof.

b) A high level velux is proposed on the south western elevation in order to prevent overlooking in this direction. The proposed windows on other elevations are over 9.0m from the rear and north eastern boundaries therefore the proposal does not result in overlooking.

Because of the proposed and existing steep roof pitch there is an element of overshadowing to the rear of 23 Lovedale Road. The 2.0 square metres of overshadowing caused by the extension will however fall upon a shed in the neighbouring garden ground and as a result is acceptable.

There are no material planning considerations which outweigh these conclusions.

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 Kevin Murphy on 0131 529 3794

Ward affected 01 -Balerno

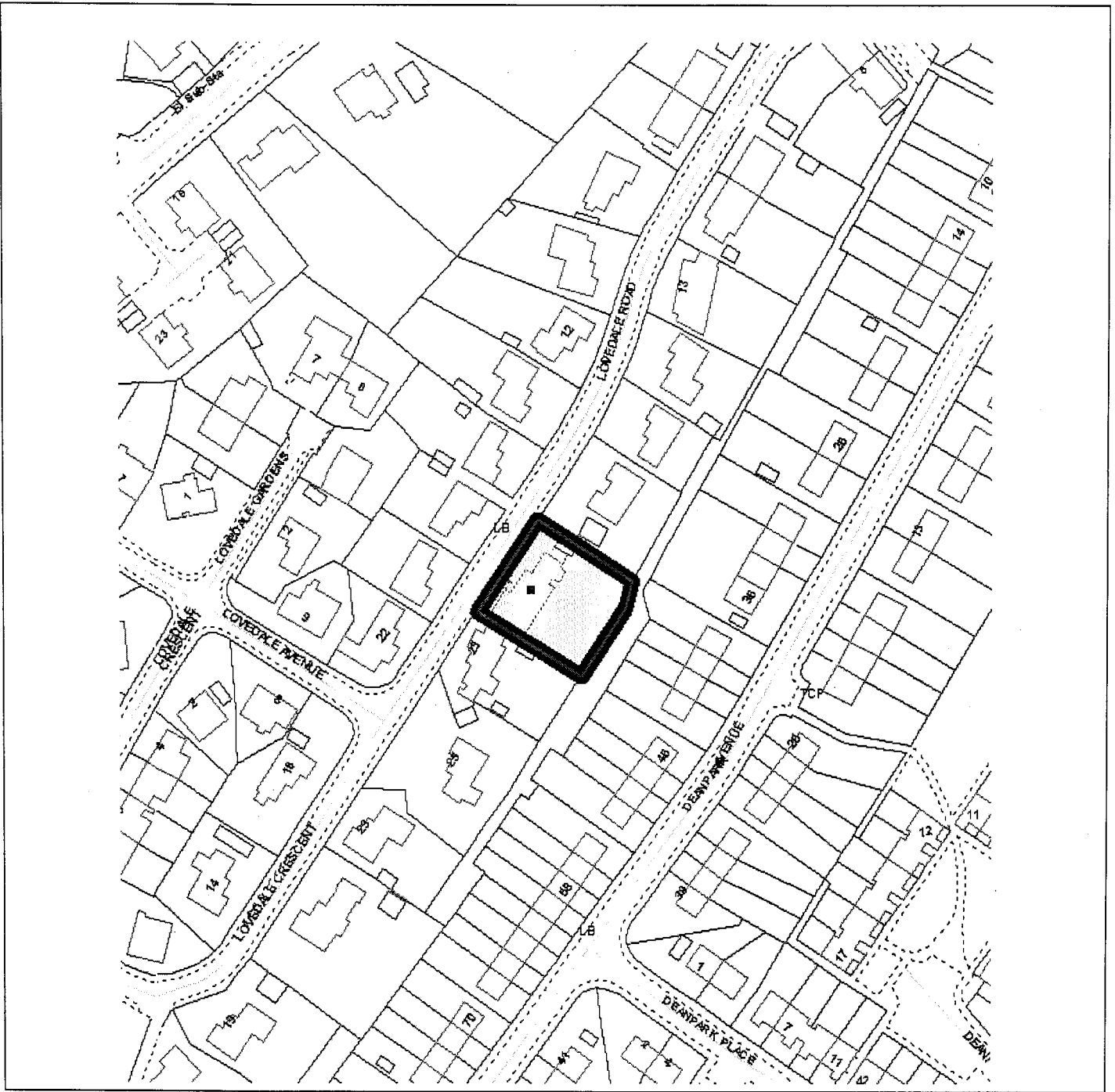
Local Plan Currie Balerno Local Plan

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

File

Date registered 1 June 2004

**Drawing numbers/
Scheme** 1-3, 6 and 7



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PLANNING APPLICATION

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Application number:	04/02030/FUL	WARD	01- Balerno
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			