

**Full Planning Application
at
32 Glendinning Road
Kirkliston
EH29 9HE**

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

Proposal: Proposed conservatory
Applicant: Mr McCully
Reference No: 03/02452/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 site lies on the south side of Glendinning Road, Kirkliston and relates to a two storey detached property within a recently developed residential area. The site is screened by horizontal fencing on the western boundary, vertical board fencing on the east and to the rear. The applicant also intends to landscape the garden on completion of the conservatory by introducing more boundary planting.

Site history

None relevant.

Development

The application proposes a conservatory leading from the dining room to the rear of the property measuring 3.3 metres wide, 3.8 metres deep and 3.2 metres high. The proposed materials are brown facing brick walls to match the existing brick feature on the house and polycarbonate sheeting.

Consultations

None undertaken.

Representations

One letter of representation has been received from an neighbouring property. The grounds of objection are

- loss of privacy
- overshadowing
- over development
- out of character with the original architecture of the property
- views being obstructed

Policy

The site lies within a housing area of Ratho, Newbridge and Kirkliston Local Plan where the existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy RN231 seeks to protect the residential character of the existing housing areas.

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 '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 are satisfactory given the setting of the site;
- (b) whether the amenity of any nearby residents will be adversely affected by the proposed development.

(a) The proposed development is subservient and relates to the existing building. It is of a suitable scale and the proposed dwarf walls of the conservatory are facing brick to match the facing brick detail on the house.

The conservatory is above one third of the length of the garden, but does not leave 9 metres to the rear boundary. However, it is less than half of the garden width and the resultant building to garden ratio is acceptable.

(b) The proposed development lies within 9 metres from all boundaries but is screened by fencing to prevent any privacy problems. There will be no overshadowing to adjacent properties.

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


PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel Jennifer Zochowska on 0131 529 3793 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

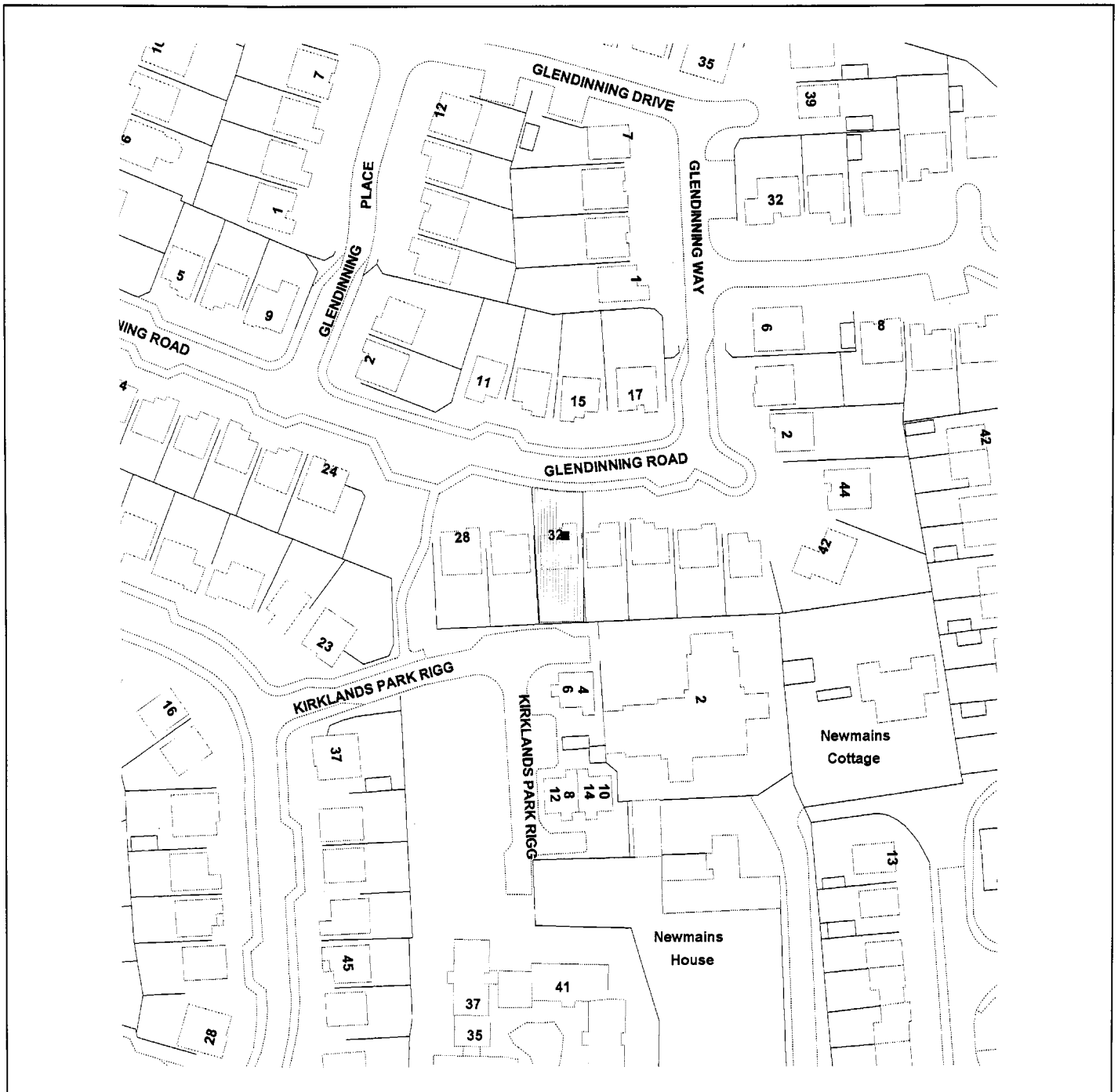
Local Plan Ratho Newbridge Kirkliston Local Plan

**Statutory Development
Plan Provision** Housing

File

Date registered 14 July 2003

**Drawing numbers/
Scheme** 1-3



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PLANNING APPLICATION

Address	32 Glendinning Road, Kirkliston, EH29 9HE		
Proposal	Proposed conservatory		
Application number:	03/02452/FUL	WARD	03- Dalmeny/Kirkliston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			