

Full Planning Application
at
146 Tryst Park
Edinburgh
EH10 7HE

Development Quality Sub-Committee
of the Planning Committee

Proposal: **Erection of new garage on existing driveway with extension to kitchen and bedroom 1 to the rear. Additional bay window and porch proposed for north and west elevation**

Applicant: Mr Bruce

Reference No: 03/00852/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. Prior to the use of any part of the development hereby approved, the area shaded grey on the approved plan No 9, shall be enclosed by a form of boundary enclosure. Details of the proposed boundary treatment shall be submitted for the approval of the Head of Planning and Strategy prior to the commencement of development and the approved treatment shall thereafter be retained and maintained in this position.
3. All proposed external finishing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To increase the size of the useable private garden ground to the side of the dwelling.
3. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

2 Main report

Site description

146 Tryst Park is a modern detached bungalow located in a residential development in Swanston to the South East of the city. The dwelling occupies a corner site.

Site history

There is no relevant planning history for this site.

Development

The applicant seeks planning permission for an extension to the dwellinghouse, the replacement of the existing garage with a single garage with a pitched roof, a bay window to the front of the property and a porch extension to the side of the dwelling.

Consultations

BAA

No Objection

Representations

Two letters of representation have been received from the occupant of the neighbouring property No 144 Tryst Park. The grounds of objection relate only to the proposed garage and can be summarised as follows:-

Development will result in the property appearing to be terraced,
Hipped roof over the garage will result in loss of sunlight,
Concern over finishing materials.

Policy

The application site lies within a residential area within the adopted South West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is allocated for housing and compatible uses.

Relevant Policies:

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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

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 the determining issues, the Committee needs to consider a) whether the development is in keeping with the character of its surroundings and b) whether neighbouring residential amenities are safeguarded.

a) The application is contrary to policy in the respect that the proposed extension to the rear of the property leaves less than 9 metres of garden depth.

The applicant does however have a significant area of open space to the side of the dwelling. The applicant has confirmed their acceptance of a new boundary treatment to enclose this area of garden ground including the existing driveway area.

The revised boundary treatment will compensate for the loss of land as a result of the proposed rear extension.

The development is considered to be in keeping with the character of the area.

The proposed porch to the side of the dwelling and the bay window on the front elevation do not have any significant affect on the character of the property and are considered both modest and in keeping with the design of the original dwelling.

b) The proposed extension to the rear results in windows lying within 9 metres of the neighbouring boundary. Fencing and planting screen the rear boundary and the extension looks onto the blank gable wall of the neighbouring property.

The majority of overshadowing is gable to gable with the neighbouring property No 144 Tryst Park. Most of the overshadowing falls upon the roof of the neighbouring garage and the development does not breach the Council's non-statutory planning guidelines on Daylighting, Sunlight and Privacy.

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


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

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Ward affected 43 -Colinton

Local Plan South West

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 7 April 2003

**Drawing numbers/
Scheme** 01-02,04-09



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PLANNING APPLICATION

Address	146 Tryst Park, Edinburgh, EH10 7HE		
Proposal	Erection of new garage on existing driveway with extension to kitchen and bedroom 1 to the rear. Additional bay window		
Application number:	03/00852/FUL	WARD	43- Colinton

THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY