

**Full Planning Application**  
**at**  
**3 Carnethy Avenue**  
**Edinburgh**  
**EH13 0DL**

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

**Proposal:** Alter and extend house  
**Applicant:** Mr + Mrs Rodger  
**Reference No:** 03/02903/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 is a two storey detached house, finished in white render with a pyramidal concrete tiled roof. The house has been previously extended with a double garage to the east and a play room and utility room to the rear. Individually designed houses which have large spacious gardens typify the area. The house to the east is a single storey bungalow and the house to the west is a two-storey house.

The front of house is bounded by 3 metre high hedging. To the rear the ground rises up and away from the house where the rear boundary is well screened with mature trees and shrubs. To the east there is section of 3 metre high hedging close to the rear wall of the house whilst the remainder of this boundary is 2 metre high hedging. The western boundary is 3-4 metre high hedging.

### **Site history**

The property was previously extended to the rear 90/02819/FUL

### **Development**

The proposal is to demolish the existing garage and build a two-storey extension on the eastern side of the house. A small porch would be built on the front of the side extension. There would also be a single storey rear extension which would be hexagonal in shape. The footprint of the extension would be 14 metres in length at its longest and 4.95 metres in width at the widest. The two-storey side extension would be set back from the front and rear of the house and measure 6 metres in length. The side extension would be 8.1 metres in height. The rear extension would be 4.5 metres in height. Two velux roof lights serving a toilet and a wardrobe would be located on the east facing roof of the side extension. The front and rear roof pitches of the existing house would have a velux on each plane. All other windows on the proposal would face to the front and rear. The extension would be built in materials to match the existing house.

### **Consultations**

No consultations undertaken.

### **Representations**

One letter of objection from a neighbour has been received, the points raised are as follows:-

- loss of amenity due to the construction of a 2 storey extension up to the mutual boundary.
- Possible damage to garden items such as an existing beech hedge
- No objection to the single storey rear extension

## Policy

The proposal lies within an area mainly allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Draft West Edinburgh Local Plan.

### Relevant Policies:

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.

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 '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:

- a) Whether the proposal is in keeping with the character of the area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of privacy or overshadowing

a) The two storey side extension is set back from the front and rear elevations. The roof is also set down from the ridge of the house. A terracing effect is therefore avoided and the extension is subservient to the original house.

The design of the extension and materials match the existing house.

The front porch is modest in size and does not project beyond the frontage of the house.

The rear extension is more than 5.5 metres in length but it is single storey and does not extend more than one third into the rear garden.

The proposal does not adversely effect the architectural integrity of the existing building or the character of the area.

b) The two storey element of the proposal is in a gable to gable situation where overshadowing is considered to be acceptable. The single storey rear extension extends 5.3 metres into the rear garden from the rear wall of the house. However because of the hexagonal shape of the proposal, the length of extension on the boundary of the site is less than 4 metres long. The proposal will therefore comply with the Council's Non Statutory Guidelines with regard to overshadowing. The windows to the rear are more than 9 metres from boundaries. The front facing windows overlook a publicly viewable area. The side facing velux roof lights serve an en suite and a wardrobe room. The proposal does not raise any privacy issues.

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

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

**Contact/tel** David McFarlane on 0131 529 3512 (FAX 529 3716)

**Ward affected** 43 -Colinton

**Local Plan** South West Edinburgh

**Statutory Development  
Plan Provision** Residential

**File**

**Date registered** 15 August 2003

**Drawing numbers/  
Scheme** 1-3



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# **PLANNING APPLICATION**

<b>Address</b>	<b>3 Carnethy Avenue, Edinburgh, EH13 0DL</b>		
<b>Proposal</b>	<b>Alter and extend house</b>		
<b>Application number:</b>	<b>03/02903/FUL</b>	<b>WARD</b>	<b>43- Colinton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			