

**Full Planning Application  
at  
14 Hillpark Brae  
Edinburgh  
EH4 7TD**

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

**Proposal:** remove existing garage and extend house to form family room, bedroom with en-suite bathroom, utility room, store and garage  
**Applicant:** Mr + Mrs McKenna  
**Reference No:** 03/02173/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 property lies on a modern housing estate comprised largely of large detached properties.

It stands on the lower slopes of Corstorphine Hill, in a developed area off Craigmock Road, just north of the paddocks adjacent to Craigmock Castle.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application proposes a single storey extension to the side of a modern, semi-detached house, in an estate of very similar, mainly detached, properties. The estate has recently been extended westwards, on ground at a higher level.

The proposal replaces an existing double garage which sits in the front garden to the extreme south-west, just off the edge of the pavement. The new proposal links this element to the main house.

The replacement form reduces the garage to a single car provision, replacing the northern car space with a bedroom, and then linking the whole structure to the main house, to appear as a single unified form.

### **Consultations**

No consultations undertaken.

### **Representations**

No representations have been received.

### **Policy**

The site lies in a Mainly Residential Area as shown in the NWELP.

#### Relevant Policies:

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 they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

#### ASSESSMENT

The issues to be considered by the Committee in determining this application are a) the effect of the scale, form and design on the character of the area b) the effect on neighbouring amenity

a) The principle of developing to this scale in this part of the front garden would not normally be acceptable. However, because of the site levels and the existence of the current double garage, no adverse impact on the character of the area would result. Indeed, other properties nearby have familiar projecting garages. The proposal remains subservient to the main house and otherwise complies with guidelines on House Extensions. The proposal has little effect on the character of the area, since the form to the public street remains more or less as existing. The only perceivable change as seen from the opposite side of the road is the addition of a small-pitched roof section.

Access to the garaging is unaltered, and the house retains a hardstanding capable of accommodating further vehicles.

b) The new sections behind the rebuilt garage are in the "shadow" of the gable of the existing house, and therefore have minimal effect on overshadowing. The neighbouring house has a rear garden adjoining this section. This is separated from a front landscaped area by a 2m fence. All effects are confined to a zone within 1m of the mutual boundary, and Skylight Factor in this area is unaffected by the proposal (remaining 40 out of 40).

Privacy policy is met throughout.

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

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

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**Ward affected** 06 -Davidsons Mains

**Local Plan** North west Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File** AF

**Date registered** 16 June 2003

**Drawing numbers/  
Scheme** 1-3  
Scheme 1



**Legend**

Scale : 1:1250

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	11 July 2003
<b>SLA Number</b>	Not Set