

Full Planning Application 05/01645/FUL
at
23 Broomhouse Street South
Edinburgh
EH11 3TH

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01645/FUL, submitted by Mrs Warrack. The application is for: **Form five rooflights and erect two garages at rear**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is the upper flat in a block of four together with its associated garden ground in an area of similarly designed houses. The house is finished in render and has a slate roof. The lower flat has the area of garden immediately to the front and the rear of the house, together with rights of access around the side of the house. The upper flat has the land to the side of the house which stretches from the street to the rear boundary. The rear boundary of the site consists of tall shrubs and this is shared with a rear access lane.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal is to convert the attic space to living accommodation and to build two garages within the rear garden. The attic conversion would consist of installing one velux roof light on the front facing roof pitch, 2 velux roof lights on the side facing roof pitch and two velux roof lights on the rear facing roof pitch.

The proposed two garages would measure 7.2 metres by 6 metres by 2.9 metres in height. The garages would be accessed off the rear lane and would be flat roofed and finished in render to match the house.

3 Officer's Assessment and Recommendations

Determining issues: -

- 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 assess the determining issues, the Committee needs to consider:

- 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 proposed attic conversion does not involve any significant alteration to the original roof shape and is acceptable in design terms. The proposed garages within one building, are to the rear of the garden area and face onto a service lane. There are other garages off that lane and many rear access gates have been created leading to parking areas for cars and caravans. The size of the garage occupies slightly more than one third of the available rear garden area by 3 square metres. However, there is a substantial area at the side of the house which when taken into account means that there is sufficient amenity space remaining. The garage building will be finished in materials to match the house and is of an acceptable design.

The proposal complies with the Council's Non Statutory Guidelines on House Extensions and Alterations.

b) The front facing velux window overlooks the street, whilst the rear overlooks the rear garden associated with the upper and lower flats. This area of land has reduced privacy because of the flatted nature of the area and as such the proposal will not unduly affect privacy. The side facing velux roof lights have raised sill heights to guard privacy to the west. The garages will not create any privacy issues.

The garages occupy the full width of the rear garden and as such are built on the boundaries of the site for a distance of 6 metres. Single storey extensions on the boundaries of a site of up to 4 metres in length are normally considered acceptable in terms of overshadowing. In this case, the overshadowing created to either side would equate to an increase of 1.5 square metres in comparison with a 2 metre high fence, 2 metres beyond a 4 metres boundary extension. This area of overshadowing is small in relation to the available garden space and because of the south facing rear gardens, little loss of light will occur. A minor infringement of the Council's Non Statutory Guidelines on Daylighting, Sunlight and Privacy is considered justified.

In conclusion, the proposal does not have any adverse impact on the wider urban area and the architectural integrity of the house is maintained. There are no adverse impacts in terms of privacy and overshadowing. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David McFarlane on 0131 529 3512 (FAX 529 3716)
Ward affected	42 - Sighthill
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	13 May 2005
Drawing numbers/ Scheme	1,3,4,5,6,7

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Application Address: 23 Broomhouse Street South
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Three letters of objection have been received to the proposal from neighbours and the points raised are as follows:-

- Increase in traffic
- Noise disturbance
- Security risk
- Loss of daylight
- Loss of view

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning 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:

South West Edinburgh Local Plan

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.

Draft West Edinburgh Local Plan

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

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 AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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.

End

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PLANNING APPLICATION			

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