

**Full Planning Application 04/04332/FUL
at
8 Craigleith Hill Crescent
Edinburgh
EH4 2JE**

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

1 Purpose of report

To consider application 04/04332/FUL, submitted by Mr + Mrs MacKintosh. The application is for: **Erect ground floor extension to side (East) and rear (North) elevations and demolish existing garage**

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 a corner plot, comprising a detached bungalow with first floor attic accommodation, on the northside of Craigleith Hill Crescent at its junction with Craigleith Hill Loan. Similar styled properties lie adjacent. The property is not listed nor is it located within a conservation area.

Site history

September 1996 - alter and extend dwellinghouse - granted

Description of the Proposal

The proposal is for the erection of a single storey extension to the eastern side /rear of the property to form a kitchen and dining area. A small decked area is also proposed at the rear that leads into the garden. However this is permitted development. The proposals also entail the removal of the existing rear porch and detached garage that is located within rear garden.

The proposed external materials comprise render and slate/lead to match the existing dwelling. The front elevation windows as proposed are white casement UPVC whilst the rear door screen elevation is to be timber.

Scheme1

Extension as described above with the exception being that the roof design is of a monopitch design with additional glazing.

3 Officer's Assessment 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 take account of the following specific considerations:

- a. Whether the proposal represents a sympathetic extension to the existing dwellinghouse and
 - b. The proposal will adversely affect the residential amenity of the adjoining neighbouring properties.
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- a. The scale, position and design of the proposed extension relates sympathetically to the dwellinghouse and furthermore, it will also be

subservient to the original dwellinghouse. The proposed materials will also match that of the main dwellinghouse.

The proposals will necessitate the removal of the existing garage. This in turn will ensure that the rear element of the extension does not occupy more than a third of the applicant's rear garden area as advocated within the relevant guidelines.

b. The side element of this proposed extension in relation to the neighbouring property (no.6) this is a "gable to gable" situation and is exempt under the relevant guidelines in respect of daylight/overshadowing. The rear element of the extension is less than 4 metres in length and also exempt from daylighting/overshadowing.

In terms of privacy a screen fence is to be erected on the communal boundary that is shared with No.6. A condition is attached which will ensure that the fence detail and design is approved and installed prior to the occupation of the extension. In respect of privacy between the applicant and the neighbour to the rear (4 Craigleith Hill Loan), this neighbour has confirmed that they have no objection as a hedge and part fence exists on this boundary. Although there will be no screening at the location where the existing garage is to be removed it is not considered essential that a screen fence is erected in this location owing to the neighbours letter of support.

In conclusion, the proposal is considered acceptable in terms of it's character and appearance and there are no issues of loss of privacy, overshadowing/daylight for neighbouring properties.

It is recommended that the committee approves this application, subject to the conditions requiring details and timing of the erection of the screen fence.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Dryden on 0131 529 3464 (FAX 529 3717)
Ward affected	08 - Craigleith
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	30 November 2004
Drawing numbers/ Scheme	S1:01-03, S2: 04-07 Scheme 2

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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

Application Type Full Planning Application
Application Address: 8 Craigleith Hill Crescent
Edinburgh
EH4 2JE
Proposal: Erect ground floor extension to side (East) and rear (North)
elevations and demolish existing garage
Reference No: 04/04332/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of representation have been received. One letter supports the scheme and the other letter has raised objections concerning the height impact which will result in loss of light.

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

Central Edinburgh Local Plan - Housing and Compatible Uses

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Appendix B



Application Type Full Planning Application
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Proposal: Erect ground floor extension to side (East) and rear (North) elevations and demolish existing garage

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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.
2. A timber screen fence shall be erected on the communal boundary (shared with no.6 Craigleith Hill Crescent) the details of which shall be submitted to and approved in writing by the Head of Planning and Strategy; the fence shall be erected prior to the occupation of the decked area/extension hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

End

Appendix C



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Location Plan



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