

**Full Planning Application 05/01660/FUL
at
25 Juniper Park Road
Juniper Green
Edinburgh
EH14 5DX**

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

1 Purpose of report

To consider application 05/01660/FUL, submitted by Mr McCallum + Ms Donaldson. The application is for: **Demolish existing single storey garage and form two storey extension consisting of new garage and master bedroom with en-suite**

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

2 The Site and the Proposal

Site description

The property is a two storey wet dash render and reconstituted stone dwellinghouse house with a slate roof. On the western elevation there is a single storey integral slate roofed garage.

The site adjoins Juniper Green Conservation Area

Site history

1 January 1998, planning consent was granted for the erection of three dwelling houses, reference 97/00021/FUL.

Description of the Proposal

It is proposed to replace the existing integral garage with a two storey extension incorporating a garage on the ground floor and dining room extension. On the first floor a bedroom with en suite is proposed. The extension to the rear would be 1.75 storeys in height and two stories to the front with a gable elevation to the west.

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 need to consider:

- a) Whether the scale and design of the proposal are satisfactory;
 - b) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development;
 - c) Whether there would be any adverse affect upon the character or appearance of the Juniper Green Conservation Area
- a) The ridge of the extension is set down from the ridge of the existing dwellinghouse and the rear elevation as a result is visually subservient to the original dwellinghouse. The front extension will complement the existing front gable feature of the existing dwellinghouse and due to being set back behind the building line is also deemed to be acceptable. The design and scale of the extension are acceptable.

b) The property is in a gable to gable situation and as a result will not unduly overshadow the neighbouring property to the west, 2 Belmont Road. In addition to this due to there being no windows proposed for the western gable and the windows facing either into the applicants rear garden or towards the street to the front there will be no undue overlooking. The proposal complies with the Council's guidelines on Daylighting, Sunlight and Privacy and will safeguard the amenity of neighbouring properties.

c) This small area of modern houses is excluded from the Juniper Green Conservation Area. The extension will not impact on its character or appearance.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	02 - Baberton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Residential
Date registered	16 May 2005
Drawing numbers/ Scheme	1-5 and 7 Scheme 1

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 3507. 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

Application Type Full Planning Application
Application Address: 25 Juniper Park Road
Juniper Green
Edinburgh
EH14 5DX

Proposal: Demolish existing single storey garage and form two storey extension consisting of new garage and master bedroom with en-suite

Reference No: 05/01660/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

The application was advertised as being in the Juniper Green Conservation Area on 3 June 2005. The advertisement was placed in error.

One letter of objection was received and the following points were noted:

- * Proposal results in overlooking;
- * Proposal results in overshadowing;
- * Adverse affect on the Juniper Green Conservation Area;
- * Inappropriate scale.

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 allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated in the Draft West Edinburgh Local Plan.

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 '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.

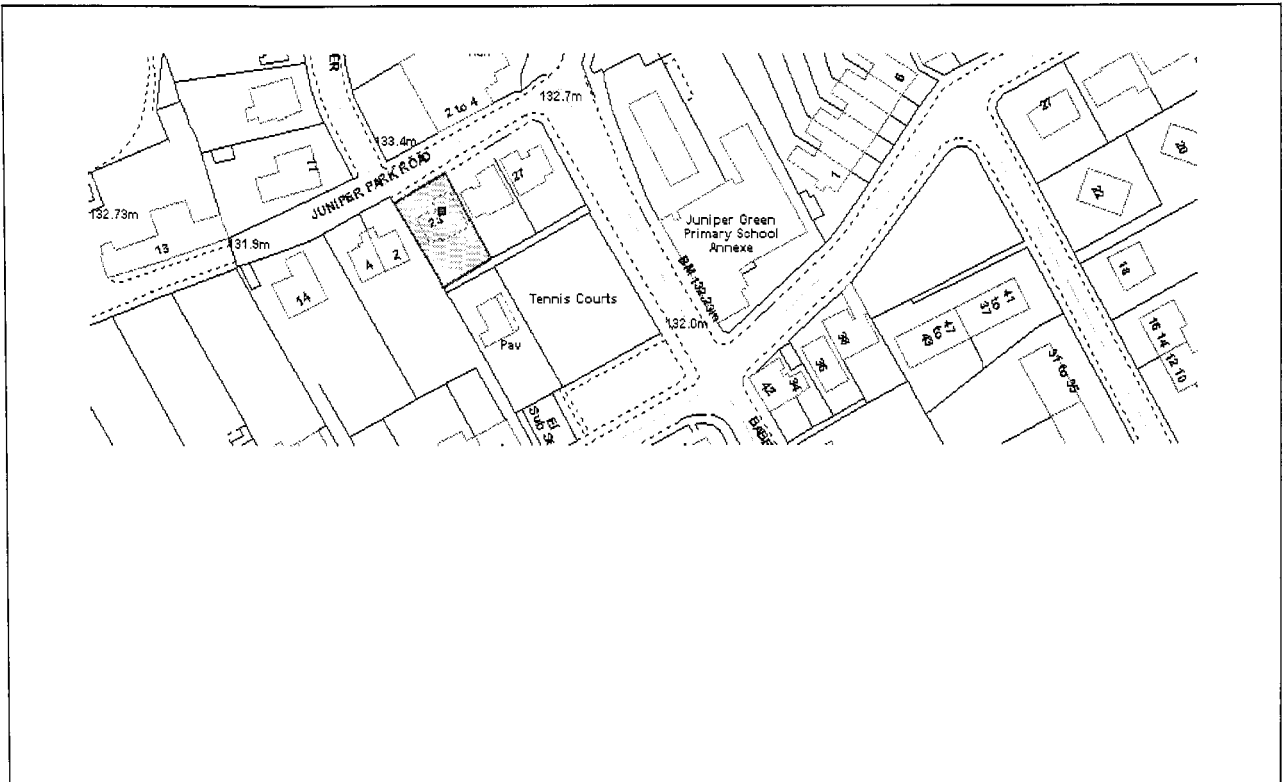
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Location Plan



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