

**Full Planning Application 05/01844/FUL
at
25 Malbet Park
Edinburgh
EH16 6SY**

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

1 Purpose of report

To consider application 05/01844/FUL, submitted by Mr + Mrs Black. The application is for: **Extension over garage to form master bedroom and ensuite bathroom**

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 modern two storey detached house, on an estate of similar houses. It faces eastwards over a public open space formed as part of the development.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes a first floor addition over a double garage (bringing the frontage forward by just over a metre, but with the garage doors remaining as is). The extension attaches to the side of the house, retaining the eaves line, but dropping the ridge height by 800mm in relation to existing.

Materials match existing.

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 these determining issues the Committee needs to consider

a) The effect of the scale, form and design on the character of the area

b) The effect on neighbouring amenity

a) The proposal retains the character of the house and of the estate as a whole.

The proposal has no effect on garden ground, and the amenity of the house is unaltered.

The forward extension of the form remains back from the main frontage and the new ridge remains below the original ridge. The proposal complies with guidelines on House Extensions.

b) The mutual boundary between 23 and 25 angles is such that a section of the garden to 23 lies directly behind 25. However, not only could the veluxes be inserted independently as Permitted Development, but the "area prejudiced" in terms of privacy policy is less than 1sqm. The objective of the policy (to retain 18m window to window distances) cannot be breached in the layout. The relationship to the mutual boundary is therefore acceptable.

The new form remains primarily in a gable to gable relationship with the neighbouring house. The projection beyond the back line of the adjacent house is as existing, and the only alteration here is the addition of a sloped roof. It is noted that the proposal lies fully to the north of the neighbouring property. The proposal complies with guidelines on daylight and overshadowing.

Issues relating to boundary are legal matters and do not affect the planning considerations.

The proposal has no undue impact on visual or residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	56 - Gilmerton
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	1 June 2005
Drawing numbers/ Scheme	1-3 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 Malbet Park
Edinburgh
EH16 6SY
Proposal: Extension over garage to form master bedroom and en-suite
bathroom
Reference No: 05/01844/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

A neighbour wrote in objection to veluxes overlooking their garden, and also disputed the illustrated boundary between properties.

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 site lies in a Mainly Residential Area as shown in the South East Edinburgh Local Plan. The revised local plan simply shows this as an Urban Area.

Relevant Policies:

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.

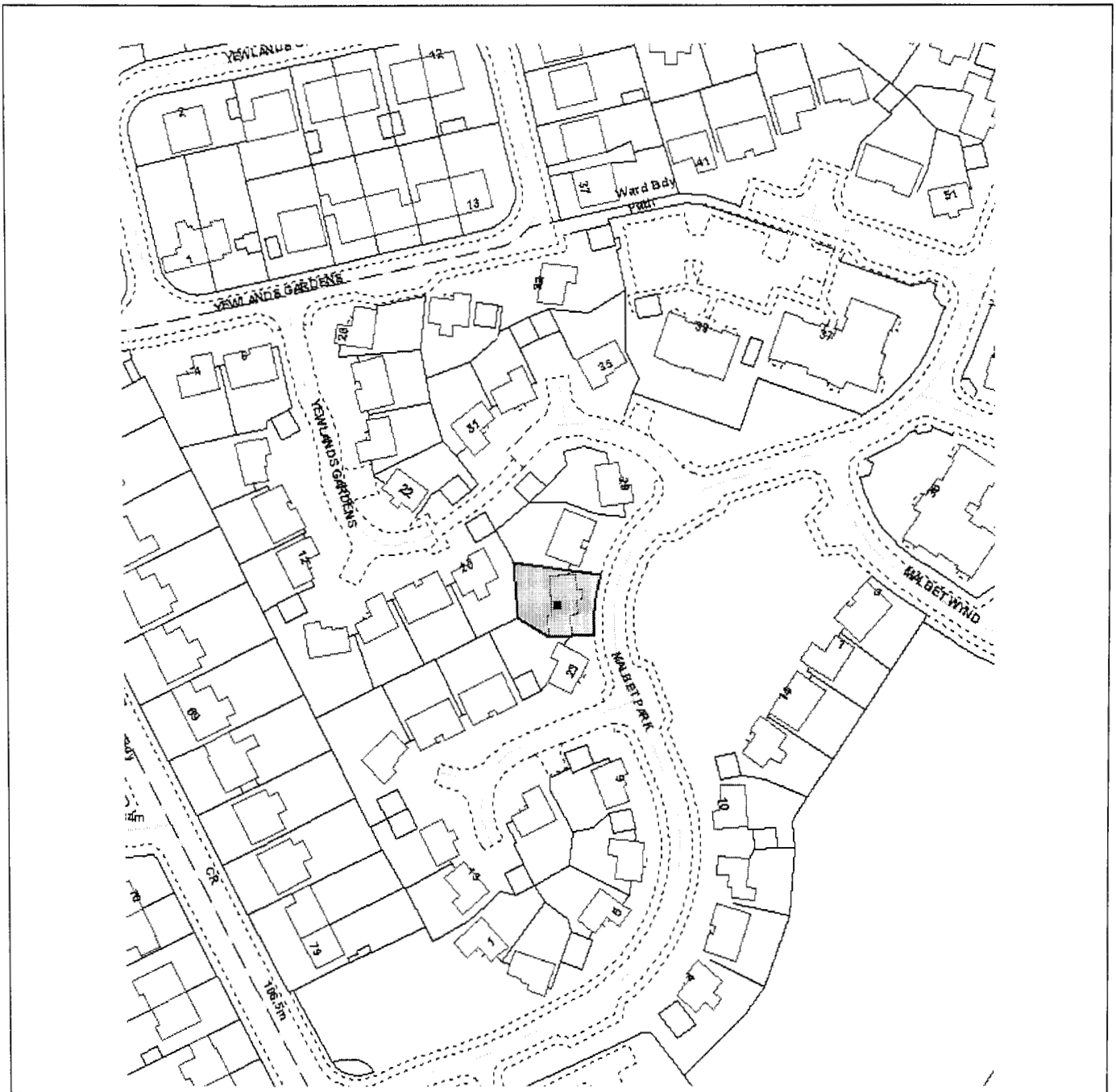
Conditions

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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Proposal	Extension over garage to form master bedroom and en-suite bathroom		
Application number:	05/01844/FUL	WARD	56- Gilmerton

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**