

Full Planning Application 08/01137/FUL

at

6 Redhall House Avenue

Edinburgh

Edinburgh

EH14 1JJ

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 08/01137/FUL, submitted by Mr + Mrs Ian Brown..
The application is for: **Proposed lounge/study extension in back garden**

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

2 The Site and the Proposal

Site description

The site is a detached dwelling house within the recent Redhall House housing development, the property is finished in harling and the large rear garden is bounded by wooden fencing to a height of approximately 1.8 metres. It is surrounded by similar residential properties. To the east of the site is a public footpath.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The proposal is for a single storey, pitched roof extension, to the rear of the existing garage, and linked to the main house. The proposed extension has a footprint of approximately 70 sq metres, is set in from the boundary by 2.0 metres and the western elevation adjacent to the boundary is 9.6m in length. The proposed materials are wet dash render and slates to match the existing.

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 address these determining issues, the Committee needs to consider whether:

- a) the scale and design of the proposal is acceptable;
- b) residential amenity will be protected.

a) The scale of the proposal, although large in itself, proportionately respects and remains subservient to the parent property and is acceptable. The footprint of the proposed extension is approximately 70 sq metres, however, the garden is large and approximately 317 sq metres of rear garden ground will remain, providing adequate amenity space. The design relates well to the existing house reflecting roof design, form and pitch. The fenestration detail and materials also respect the existing and are appropriate. The character of the existing property and that of the area would be preserved.

b) The extension would subtend to the 43 degree test in terms of overshadowing. There are no windows on adjacent properties which fall within the zone for determining daylighting issues. Windows would be screened by the existing timber boundary fence. There would be no privacy issues. The proposal complies with the relevant non-statutory guidelines on the issues of daylighting, privacy and overshadowing.

In conclusion the scale and design are acceptable and will not have a detrimental impact upon the character of the existing property or the wider area. Although concerns have been raised by the occupiers of the neighbouring properties about overshadowing, the proposal will not have a detrimental impact upon residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott on 0131 529 3594
Ward affected	A09 - Fountainbridge/Craiglockhart (NEW)
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	31 March 2008
Drawing numbers/ Scheme	1-10. 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 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
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Proposal: Proposed lounge/study extension in back garden

Reference No: 08/01137/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was validated on 31 March 2008. Four letters of objection have been received from neighbours raising the following concerns:

1. spatial character of area (addressed in section a).
2. appearance(addressed in section a),
3. privacy (addressed in section b),
4. overshadowing (addressed in section b),
5. daylighting (addressed in section b)

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 is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Finalised Edinburgh City Local Plan area under an Urban Area land use designation.

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.

Relevant policies of the Finalised Edinburgh City Local Plan.

Relevant policies of the South West Edinburgh Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

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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

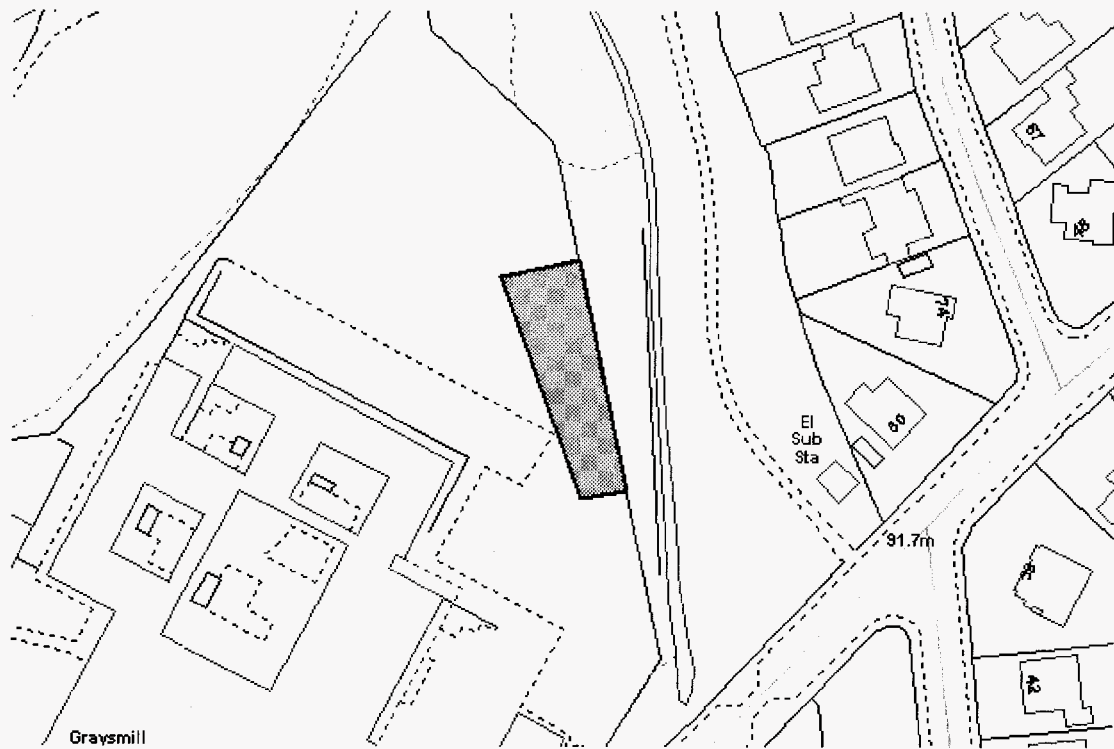
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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