

**Full Planning Application  
at  
29 Craiglockhart Gardens  
Edinburgh  
EH14 1LZ**

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

**Proposal:** Extend house and various internal alterations to existing house including dormer and velux windows  
**Applicant:** Mr + Mrs Hendry  
**Reference No:** 04/01321/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A wooden fence of 1.8 metres in height shall be erected along the length of the west boundary adjacent to 31 Craiglockhart Gardens prior to the occupation of the extension hereby approved and shall be maintained in perpetuity to the satisfaction of the Head of Planning and Strategy.

**Reasons**

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

## **2 Main report**

### **Site description**

The property is a detached bungalow situated on the southern side of Craiglockhart Gardens. The garden is large and rectangular in shape with a depth of 35 metres as measured from the rear elevation to the south boundary. There is a single storey existing garage adjacent to the east boundary, which is further delineated by shrubs of varying heights. The adjacent house (no. 31) sits lower than the garden ground of the application site and is delineated by a wooden fence of some 1.5 metres at its lowest point.

### **Site history**

April 2004 - application to extend dwelling withdrawn (ref: 04/00690/FUL).

### **Development**

The applicant seeks planning permission for the erection of an extension to the rear and side of the property with the incorporation of nine roof lights, four of which would be inserted into the west elevation and five on the east elevation. Two dormer windows would be incorporated into the front and rear elevations. The floor area of the extension would be approximately 60 square metres.

The extension has been amended, which includes the following:

Reduction in the size of the utility room originally proposed behind the existing garage. This is now offset from the boundary by 1.0 metre.

The height of the roof has been reduced so that it is offset from the existing roof ridge by 500mm.

Reduction in the number of roof lights.

### **Consultations**

No consultations undertaken.

### **Representations**

This application was not advertised. 26 letters of objection have been received. This includes representations received in respect of amended plans. This includes the following:

1 letter from Craiglockhart Community Council.

6 letters from 27 Craiglockhart Gardens, three of which are from appointed agent.

2 letters from each of seven residents on Craiglockhart Gardens.

5 further letters from other residents.

A summary of these letters is as follows:

The scale and mass is not appropriate to the property or the surrounding area.

Overshadowing and loss of daylight.

Loss of privacy as a result of overlooking.

The property might be used for commercial purposes as well as residential.

## **Policy**

The proposal is allocated for Housing and Compatible Use policies in the South West Edinburgh Local Plan and Urban Area of the Draft West Local Plan.

Relevant Policies:

The following Policies in the Draft West Local Plan apply:

DQ6 - Design of New Development  
DQ 11- Alterations and Extensions

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

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

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 H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

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.

### **3 Conclusions 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 proposal on the property and the surrounding area and b) residential amenity.

a) The proposed extension is considered acceptable in scale and mass in respect of the property and the surrounding area. Whilst the extension would extend the rear elevation by 7.10 metres at its longest, this figure includes a small utility room of 8 square metres. The majority of the extension would not exceed 4.50 metres. The reduction in the roofline by 500mm seeks to ensure that this element of the proposal is consistent with relevant policy. Similarly, the dormer window to the rear and front elevations are considered acceptable in scale and location and comply with relevant policy.

Taking the above into account, it is considered that the proposal complies with policies H4 (New Development) and H5 (Residential Character) of the North West Edinburgh Local Plan and DQ6 (Design of New Development), DQ11 (Alterations and Extensions) of the Draft West Local Plan in addition to the Council's Non-statutory guidelines on 'HOUSE EXTENSIONS'.

b) The property stands alone and is set within its own garden grounds. The principal concerns in respect of residential amenity are loss of privacy and overshadowing. Two windows on the west elevation are proposed, which, given the lower level of the adjacent garden (No. 31), would afford a degree of overlooking into the said garden and lounge window of the property. Although it must be noted that a wooden fence of

some 1.5 metres does obscure part of this view. In order to safeguard the amenity of neighbouring residents, it is considered appropriate on this occasion that a fence of 1.8 metres in height should be erected. This can be addressed through a suitably worded condition.

Part of the extension is to the east side of the property. This would be 1.0 metre from the boundary of No.27 and a further 1.35 metres from the neighbouring residents bedroom window. Given the close proximity of the property to the neighbouring residents (3.75 metres to the west elevation) a degree of overshadowing to these gable windows already occurs. Within the surrounding area most properties have been specifically designed so that there are no windows on the side elevations and thus the potential for overlooking and loss of amenity to occur is significantly reduced. Additionally, there is a number of high shrubs which also contributes to further overshadowing. The applicant has taken this consideration into account by redesigning the extension with particular attention paid to the juxtaposition of the neighbouring property. It is therefore considered that this element of the proposal is acceptable.

It is recommended that the Committee approves this application, subject to the conditions stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Mark Russell on 529 3665

**Ward affected** 26 -Craiglockhart

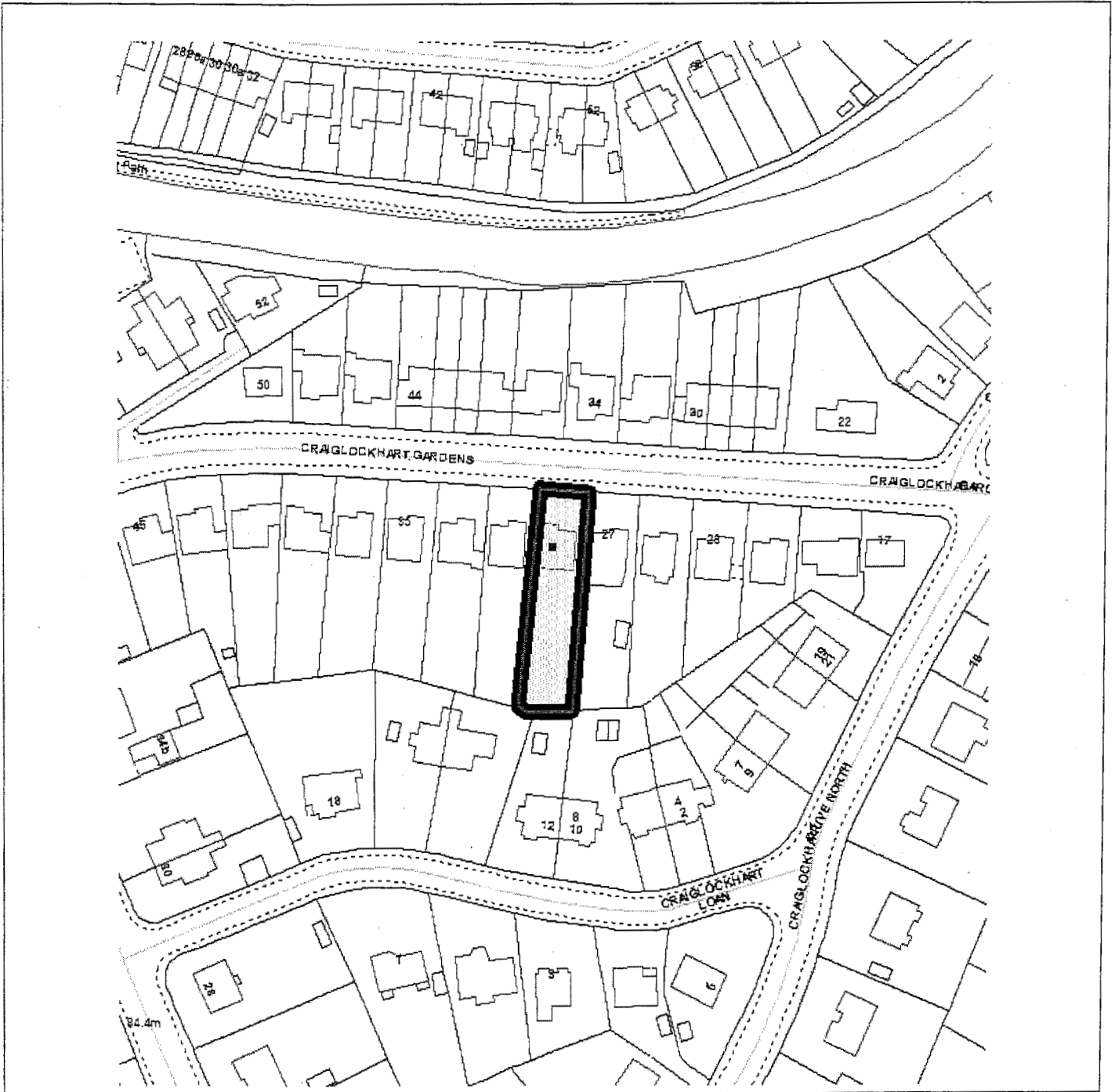
**Local Plan** South West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential Local Plan

**File**

**Date registered** 15 April 2004

**Drawing numbers/  
Scheme**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>29 Craiglockhart Gardens, Edinburgh, EH14 1LZ</b>		
<b>Proposal</b>	<b>Extend house and various internal alterations to existing house including dormer and velux windows</b>		
<b>Application number:</b>	<b>04/01321/FUL</b>	<b>WARD</b>	<b>26- Craiglockhart</b>

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