

**Full Planning Application 06/00258/FUL
at
16 Elliot Road
Edinburgh
EH14 1DU**

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

1 Purpose of report

To consider application 06/00258/FUL, submitted by Mr Waller. The application is for: **Alterations and extensions to semi-detached dwelling house**

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 comprises a bungalow with garden ground to the front and rear, with a garage to the side (north west elevation). Surrounding properties are of a similar style and in residential use. The dwelling house is not listed or located within a conservation area.

Site history

There is no relevant planning history.

Description of the Proposal

Scheme 2

It is proposed to replace the existing garage, at the side (northwest elevation) with a single storey extension which incorporates two bedrooms. Windows are proposed to the front (southwest) elevation and double French doors to the rear (northeast) elevation. The proposed materials will be similar to the existing dwelling house comprising UPVC windows and doors, dry dash and concrete roof tiles. The proposal also incorporate an attic conversion comprising a rear dormer window, measuring 2.2m in length, as well as two rooflights to the front (southwest) elevation, one rooflight to the rear(northeast) elevation and one rooflight to the side (northwest) elevation.

As the rooflights do not require planning permission, they will form no further part of this report.

Scheme 1

The previous scheme sought planning permission for a large dormer window extension, measuring 3.7m x 1 m, which occupied more than 50% of the average roof length.

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 has a detrimental effect on the appearance and character of the dwelling house and of the surrounding area;
 - b. Whether the proposal is detrimental to the amenity of neighbours.
- a) The proposed side extension is of an appropriate scale and design, is set back from the front line of the existing dwelling and, therefore, will not dominate the original dwelling house.

Similarly, the proposed rear dormer window is considered acceptable. The dormer window will not dominate the roof plane and complies with the requirements set out by the Non Statutory "House Extensions" guideline.

Additionally, the use of matching materials proposed on both the attic conversion and side extension provide a unifying link with the existing property. The proposal will not have a detrimental impact on the appearance of the dwelling house or surrounding area.

b) The proposed extension will be more than 9m from the rear (north eastern elevation) boundary of the application site and, therefore, overlooking is not issue. In addition, considering the proposal is a gable to gable situation the proposal is exempt from the overshadowing assessment. The proposal therefore will not have a detrimental impact on the residential amenity of neighbours.

In conclusion, the proposal represents a sympathetic, well designed extension which will be subservient to the existing dwelling house and surrounding area. It raises no issues in terms of loss of privacy, overshadowing and daylighting.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Zara Stewart on 0131 529 3464
Ward affected	26 - Craiglockhart
Local Plan	a) South West Edinburgh Local Plan b) Draft West Edinburgh Local Plan
Statutory Development Plan Provision	a) Urban Area b) Mainly Residential
Date registered	31 January 2006
Drawing numbers/ Scheme	sch 2- 01a

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 3996. 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 gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 16 Elliot Road
Edinburgh
EH14 1DU

Proposal: Alterations and extensions to semi-detached dwelling house
Reference No: 06/00258/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of objection have been received expressing concern at the potential loss of daylight and privacy resulting from the proposals.

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

Draft West Edinburgh Local Plan - Urban Area

South West Edinburgh Local Plan - Mainly Residential

Relevant Policies:

South West Edinburgh Local Plan

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.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. they should be of a suitable scale to the existing building and space around it.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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.

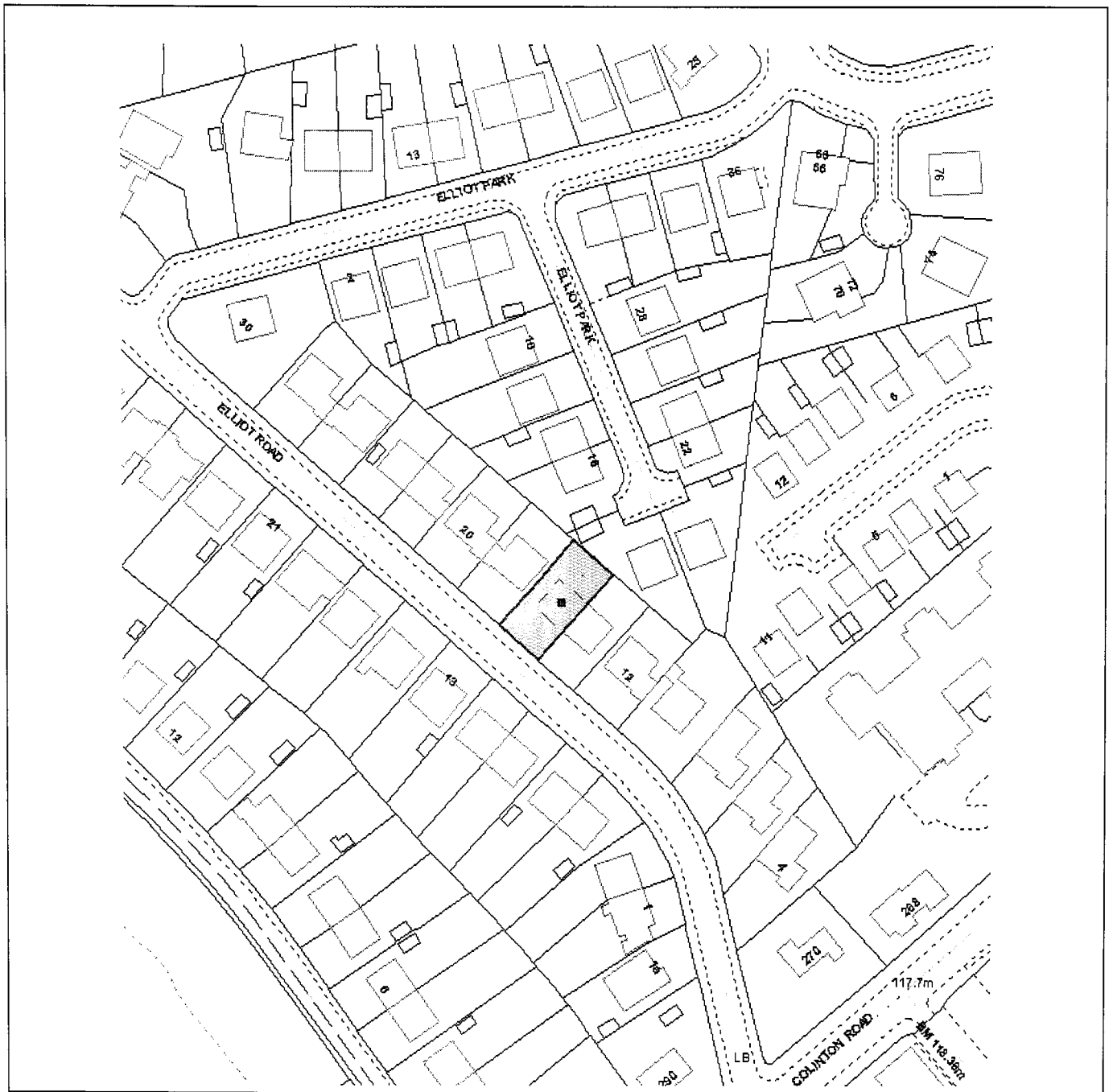
Conditions

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

Address	16 Elliot Road, Edinburgh, EH14 1DU		
Proposal	Alterations and extensions to semi-detached dwelling house		
Application number:	06/00258/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			