

**Full Planning Application 05/01197/FUL**  
**at**  
**10 Braid Mount**  
**Edinburgh**  
**EH10 6JP**

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

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**1 Purpose of report**

To consider application 05/01197/FUL, submitted by Mr Forbes + Ms Malone. The application is for: **Extend storey and a half extension to rear of property and alter roof to existing property to form new dormer windows - 1 to front and 1 to rear**

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 detached, single storey property on the west side of BraidMount. It has painted harled walls and a red tiled roof. The land level to the rear is lower than the front and there is some underbuilding to take account of this.

The rear garden slopes downwards towards the west.

There is an attached garage to the side.

## **Site history**

There is no history for this property.

## **Description of the Proposal**

The development comprises a dormer window to the front; a single storey addition to the rear, and a single dormer to the rear.

The extension would measure: 5.6 metres long by 8.1 metres wide and would have a maximum height of 6.1 metres. The roof would tie into the existing roof. It would result in a curved/ circular style of extension with a pitched roof above.

Materials: Tiled roof to match existing, vertical timber cladding to external curved walls at ground level, timber cladding to dormers.

The revised scheme shows the incorporation of the first floor terrace/ balcony within the pitched roof, and a reduction in the number of ground floor windows.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are whether:

- 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 design of the proposal is acceptable;
- b) Whether there would be any adverse effect on the amenity of nearby residential property.

a) The proposed dormer to the front would cover approximately 34% of the average length of the roof. The dormer would be well set down from the ridge and set in from the hips and eaves. It would not therefore dominate the roof.

The dormer to the rear would be less than a third of the average roof length, and would not dominate the roof. It would comply with the guidelines on House Extensions.

The extension to the rear would be less than a third of the rear garden area.

The ridge of the extension would not be to the top of the existing roof ridge but would be set down by 450mm. The length of the roof extension would be well in excess of the 50% of the depth of the existing property being 5 metres longer than permitted by the guidelines.

The property has however a long rear garden and with the extension would still result in a rear garden length of 21.5 metres. The extension would also extend from the main rear elevation by 5.6 metres. It would therefore not be unduly dominant or detract from the character of the property. The design of the extension is acceptable, and fits well onto the existing building.

Materials proposed would be acceptable.

In terms of design and materials the proposal would be acceptable.

b) The proposal would not result in any adverse overshadowing to adjoining property.

Windows from the rear dormer and proposed extension would be well in excess of 9 metres to the rear site boundary. Ground floor windows would be less than 9 metres to both side boundaries from the side elevations of the proposed extension. There is already an existing conservatory which has glazing within 9 metres of the boundaries. The extension would be set into the ground and so would have a floor level approximately 800mm lower than the existing ground floor level of the property. The garden and property level of number 12 is also higher than at the application site. There is an existing screen fence along the boundary with number 12 which would prevent loss of privacy.

The secondary slit style windows and glazed link would face the boundary with number 8 and would be less than 9 metres to the boundary. These are secondary windows however, and would not result in any adverse loss of privacy to adjoining property. They would also be in a similar position to the windows in the existing conservatory. There would therefore be no adverse increase in loss of privacy to adjoining property as a result of the proposed development.

The rear balcony at first floor level would be screened by the overhangs of the pitch of the roof.

In conclusion, the proposal would be acceptable in terms of its design and would not prejudice residential amenity.

It is recommended that Committee approves this application.



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson on 0131 529 3990 (FAX 529 3716)
<b>Ward affected</b>	52 - Fairmilehead
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	8 April 2005
<b>Drawing numbers/ Scheme</b>	1,4,7-8 Scheme 2

#### **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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bozunovic@edinburgh.gov.uk](mailto:sarah.bozunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 10 Braid Mount

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**Proposal:** Extend storey and a half extension to rear of property and alter roof to existing property to form new dormer windows - 1 to front and 1 to rear

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## Consultations, Representations and Planning Policy

### Consultations

None undertaken

### Representations

Two letters of objection have been received. Points raised are as follows:

1. Inappropriate in terms of scale and context.
2. mass and scale greater than anything existing in the area, due mainly to double storey and building height. Out of context with neighbouring properties.
3. Overshadowing/ loss of light.
4. Extension in principle is supported. Modifications should be considered.

***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

South West Edinburgh Local Plan

Mainly residential

Draft West Edinburgh Local Plan

Urban area

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.

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

**Draft west Edinburgh Local Plan**

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.

## Appendix B



**Application Type** Full Planning Application

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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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End



## Appendix C

•EDINBURGH•  
THE CITY OF EDINBURGH COUNCIL

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### Location Plan



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