

Full Planning Application 05/01360/FUL
at
6 Elliot Park
Edinburgh
EH14 1DX

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01360/FUL, submitted by P McCloy + P Moncur.
The application is for: **Attic conversion with dormer to rear + kitchen extension**

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 semi detached bungalow situated on the south side of Elliot Park. The surrounding area is predominantly residential properties.

The property is not listed and does not lie within a conservation area.

Site history

There is no relevant planning history for the site.

Description of the Proposal

The application is for a single storey extension to the rear of the property, a dormer and two velux windows.

The extension will measure 3 metres by 3 metres and will be 4 metres in height with a pitched roof. Windows are proposed on the west and south elevation. The extension is to be built 250mm off the boundary with the neighbouring property at number 8. The extension will be finished in a dry dash harling to match the existing house with a slate roof. The dormer is located to the rear of the property and measures 2.3 metres wide with a pitched roof. This is to be finished in a slate roof to match the 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 not 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?

The Committee needs to consider whether:

- a) The scale and design of the proposal is acceptable in this location and
 - b) Whether the proposal will affect the residential amenity of the adjoining neighbouring properties through loss of daylighting/overshadowing and privacy.
- a) The proposed extension has been designed to reflect the form, design and finishes of the existing dwelling. The extension is to be built on an existing area of hardstanding and there is adequate garden retained in the applicants ownership.

The non-statutory guideline on House Extensions state that there is a presumption against dormers greater than one third of the average roof length. The dormer does not exceed the one third of the average roof length therefore is acceptable.

The proposal complies with the guidelines on House Extensions and will not prejudice the character of the building or the area.

The velux windows under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, do not require planning permission and do not form part of this assessment.

b) In terms of residential amenity, the extension to the rear projects under 4 metres from the existing rear wall and therefore is exempt under the terms of the Council's Non Statutory Guideline on Daylighting, Privacy and Sunlight in terms of overshadowing. The extension sits 10.1 metres from the boundary to the south and 7 metres from the boundary to the west. The garden is enclosed by a fence and mature vegetation therefore no privacy issues will arise from the proposal.

The dormer meets the 9 metres set out in the council's non statutory guidelines.

There is no loss of privacy as a result of the proposals. There will be no undue impact on residential amenity.

It is recommended that Committee approves this application.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh Local Plan – Mainly Residential Draft West Edinburgh Local Plan – Urban Area
Statutory Development Plan Provision	
Date registered	6 May 2005
Drawing numbers/ Scheme	01-02

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 3464. 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 6 Elliot Park
Edinburgh
EH14 1DX
Proposal: Attic conversion with dormer to rear + kitchen extension
Reference No: 05/01360/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

Neighbour Notification was carried out on 21st April 2005. One letter of representation has been received. The main grounds of objection are as follows:-

1. Restriction of light
2. Overshadowing
3. Loss of privacy
4. Loss of view

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 Draft West Edinburgh 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.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

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

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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PLANNING APPLICATION

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Proposal	Attic conversion with dormer to rear + kitchen extension		
Application number:	05/01360/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			