

**Application by City of Edinburgh Council  
05/00453/CEC**

at

**117 Ferniehill Road**

**Edinburgh**

**EH17 7DA**

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

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**1 Purpose of report**

To consider application 05/00453/CEC, submitted by City Of Edinburgh Council. The application is for: **Erect two storey extension to dwelling**

It is recommended that this application be **APPROVED**.

**2 The Site and the Proposal**

**Site description**

The application site comprises an end terraced two storey house, with a projecting front gable. The property occupies a corner plot, with a semi detached two storey property at right angles, which has a window at first floor level on the corner elevation.

The surrounding area is residential in nature.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application is for a two storey pitched roof side extension, finished in dry dash render and roof tiles to match the existing house. The extended house will comprise six bedrooms, to provide accommodation for fostering children.

The architectural style and fenestration is similar to the existing house, with a gable front echoing the gable of the existing house. The roof ridge of the extension is set down 1.8 metres from the existing roof ridge.

## **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 these determining issues, the Committee needs to consider whether:

a) The proposed extension will adversely affect the character of the existing house or the visual amenity of the surrounding area;

b) There will be any adverse impact on neighbouring amenity.

a) The proposed extension is sympathetic to the existing house in terms of design and materials, and is subservient in terms of massing. Sufficient garden ground will remain and there will be no unacceptable intrusion into the space on this corner. There is no adverse impact on the character of the existing house, or the visual amenity of the surrounding area.

b) Daylight loss to the adjacent property to the north is within acceptable limits due to the orientation of the extension within the corner plot. Loss of privacy at ground floor level will be prevented by the addition of a suitable screen fence, the general description of which is included within the application.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to referral to Scottish Ministers as a Notice of Intention to Develop as an objection has been received to this Council application.



pp **Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
<b>Ward affected</b>	55 - Moredun
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	14 March 2005
<b>Drawing numbers/ Scheme</b>	01-02 + 04 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Application by City of Edinburgh Council  
**Application Address:** 117 Ferniehill Road  
Edinburgh  
EH17 7DA  
**Proposal:** Erect two storey extension to dwelling  
**Reference No:** 05/00453/CEC

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

It has been certified that neighbours were notified, and the application was advertised on 1 April 2005.

One letter of objection has been received, the grounds are proximity to the objector's property.

***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**

#### **Finalised South East Edinburgh Local Plan - Urban Area**

##### Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

**South East Edinburgh Local Plan** - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

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.

## Appendix B



**Application Type** Application by City of Edinburgh Council  
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### Conditions/Reasons associated with the Recommendation

#### Recommendation

It is recommended that this application be APPROVED.

#### Conditions

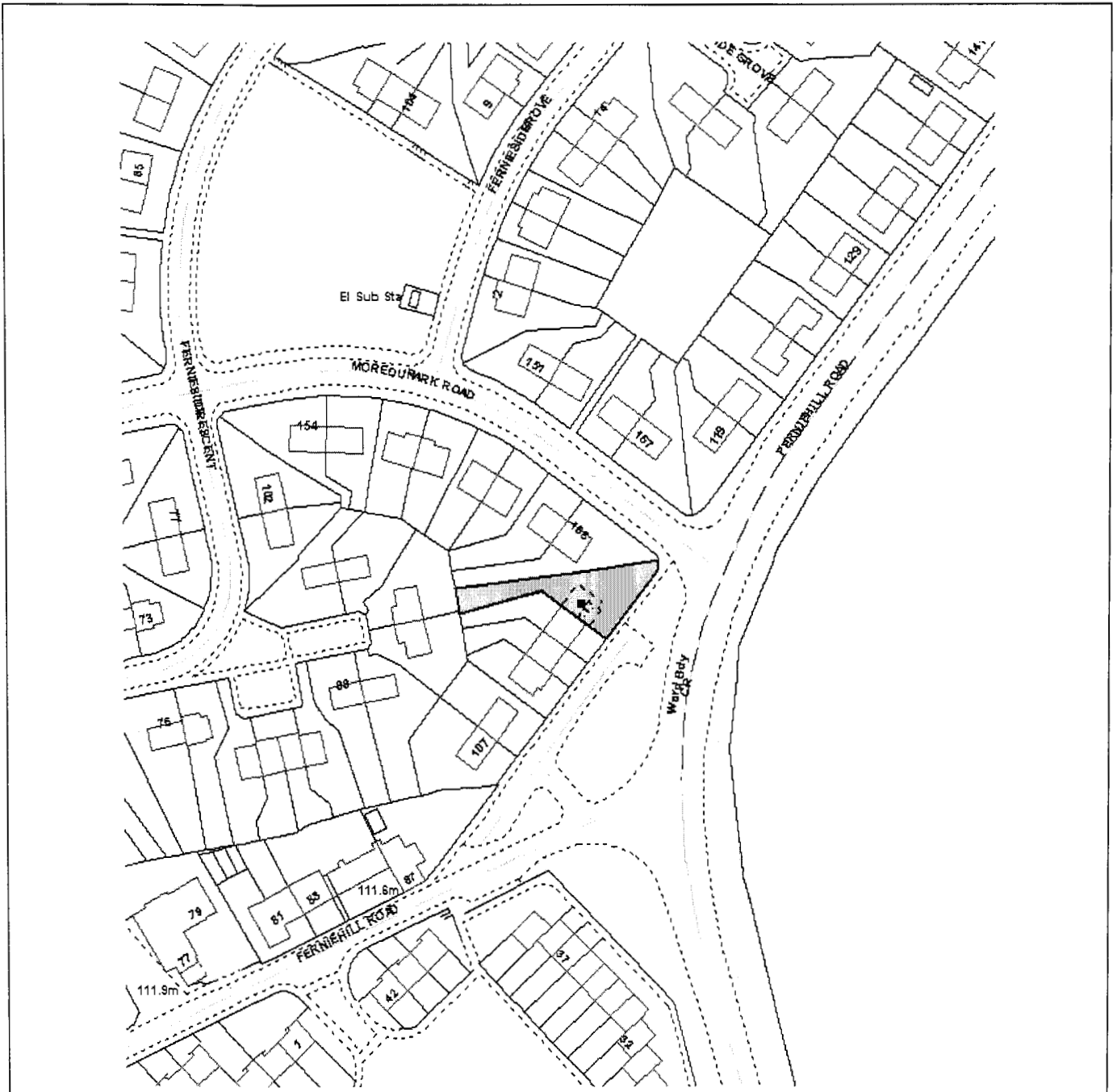
1. The application shall be referred to the Scottish Ministers prior to determination.

#### Reasons

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

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>117 Ferniehill Road, Edinburgh, EH17 7DA</b>		
<b>Proposal</b>	<b>Erect two storey extension to dwelling</b>		
<b>Application number:</b>	<b>05/00453/CEC</b>	<b>WARD</b>	<b>55- Moredun</b>
<b>THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			