

**Full Planning Application 05/01446/FUL
at
24 Galachlawside
Edinburgh
EH10 7JG**

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

1 Purpose of report

To consider application 05/01446/FUL, submitted by Mr And Mrs D Linkie.
The application is for: **Ground floor extensions to existing dwelling**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

24 Gallachlawside is a modern two-storey detached dwelling located in an area of similar housing.

The site tapers in towards the front of the dwelling. The land slopes gradually downward in a northerly direction.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The applicant seeks planning permission for a flat roofed single storey extension to the rear of the dwelling and an angled single storey extension with a part flat and part pitched roof, to the side of the dwelling.

It is proposed that the extensions are finished in facing brick to match the existing dwelling.

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 consider

- a) Whether the development is in keeping with the character of its surroundings and
- b) Whether neighbouring residential amenities are safeguarded.

a) The bulk of the side extension is not easily visible from the street. The extension sits back from the front and rear building line and is set down from the eaves of the existing dwelling.

The rear extension protrudes only 1.35 metres from the rear of the dwelling and has very little impact upon the appearance of the dwelling. The extensions are subsidiary and will not adversely affect the visual amenity of the dwelling or its surroundings.

The extension takes up less than one third of the garden ground and the design and finishes are acceptable.

b) The small flat roofed extension, extends less than 4 metres from the rear of the dwelling and does not create overshadowing in excess of the Council's non-statutory guidelines.

The proposed windows lie outwith 9 metres from the nearest boundaries and there is no significant loss of privacy.

The angled extension to the side of the dwelling lies in a gable to gable position with the neighbouring dwelling No.25. There is no overshadowing in excess of the Council's guidelines in this context.

The rear facing windows lie a minimum of 9 metres from the rear boundary and the only front facing window serves a bathroom and will be frosted. There is no significant loss of privacy.

In conclusion, the proposal will not prejudice visual or residential amenity.

It is recommended that the committee approve this application.


Alan Henderson
Head of Planning and Strategy

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| Contact/tel | Steven Black on 0131 529 3904 (FAX 529 3716) |
| Ward affected | 52 - Fairmilehead |
| Local Plan | South West Edinburgh |
| Statutory Development Plan Provision | Mainly Residential |
| Date registered | 16 May 2005 |
| Drawing numbers/ Scheme | 01-06 |

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, Helen Martin on 0131 529 3517. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 24 Galachlawside
Edinburgh
EH10 7JG
Proposal: Ground floor extensions to existing dwelling
Reference No: 05/01446/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received in relation to this application. Points of objection can be summarised as follows:-

- Loss of light
- Loss of privacy

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 application site lies within a mainly residential area within the adopted South West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

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.

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

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| Proposal | Ground floor extensions to existing dwelling | | |
| Application number: | 05/01446/FUL | WARD | 52- Fairmilehead |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |