

Full Planning Application 05/01301/FUL
at
100 Lochend Road
Edinburgh
EH6 8BU

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01301/FUL, submitted by Mr + Mrs Thorburn. The application is for: **Single Storey Rear extension (as revised)**

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 one of a pair of semi detached dwellings on the western side of Lochend Road.

To the south, number 102 has a two storey rear extension and single storey conservatory which extends approx 8 metres into the rear garden. To the north, number 98 has a rear lean too conservatory approx 2.8 metres in depth. The application site is screened to the north by a picket fence at one metre in height and to the south by a timber hit and miss fence at 2 metres in height. The rear boundary has a hedge in excess of 3 metres in height.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal is for a rear extension with shallow pitch slated roof. The extension (as revised) would measure 4.9 metres in depth by 5.175 metres in width and 3.7 metres to the highest point. It would sit one metre off the boundary with no. 102 to the south and would be set 1 metre off the northern boundary with no.98.

Scheme 1 shared the extension on the boundary with no. 102

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 design is satisfactory given the setting of the site;
- b) Whether the proposals are detrimental to residential amenity or road safety.
 - a) The proposed extension would be to the rear of the property and is considered appropriate in relation to the character and scale of the original dwelling. The proposed extension would cover less than one third of the garden ground and in excess of 9 metres would be retained.

The design and finishes are in keeping

- b) The proposed extension would be 4.9 metres in depth. The adjoining property has a two storey extension and conservatory in excess of this depth. In the proposed extension, the side elevations are blank would not give rise to loss of privacy. Setting the extension off the boundary by one metre brings the proposal in accordance with the Council's policy in respect of Daylight Privacy and Sunlight with regards to overshadowing criteria.

To the north the neighbouring property has a rear conservatory which projects approx 3 metres from the rear of the property. The north facing gable of the proposed extension is blank and therefore no loss of privacy would arise. The extension would be positioned 1metre from the boundary and when applying a 45degree angle of overshadowing most of this would fall on the applicant's land with approx. 0.5 square metres of overshadowing falling on the southern side of the garden of no.98.

In conclusion the proposals respect the character of the building and the area and have no undue effects on residential amenity.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.



Alan Henderson
Head of Planning and Strategy

Contact/tel Jennifer Paton on 0131 529 3594 (FAX 529 3716)

Ward affected 37 - Leith Links

Local Plan

**Statutory Development
Plan Provision**

Date registered 9 May 2005

**Drawing numbers/
Scheme** 1-2, 5-7

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, Graham Dixon on 0131 529 3519. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 100 Lochend Road
Edinburgh
EH6 8BU
Proposal: Single Storey Rear extension (as revised)
Reference No: 05/01301/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received in respect of scheme one relating to the following;

- loss of daylight, privacy and sunlight

The proposal was revised to set the extension off the boundary with 102 and it was considered unnecessary to renotify the neighbours.

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 proposal is subject to the housing and compatible use policies of the North East Edinburgh Local Plan.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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

Application number: 05/01301/FUL

WARD

37 - Leith Links

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PLANNING APPLICATION

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