

Full Planning Application 05/01285/FUL
at
6 South Parrotshot
Edinburgh
EH15 3RN

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01285/FUL, submitted by Mr + Mrs Shaw. The application is for: **Extend dwelling and erect garage**

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

2 The Site and the Proposal

Site description

The application site comprises a two-storey detached dwelling house. There is peak gable to the first floor window and an attached single storey garage, with a pitched roof set to the side and marginally in front of the dwelling including a mono pitched roof over the front door. The property is constructed in brick with a white painted render panel to the first-floor on the front elevation under a grey coloured concrete tiled roof. A conservatory extension on the rear elevation was constructed under 'permitted development' allowance.

It is set within a small cul-de-sac of seven similar dwellings located at the end of Parrotshot itself a small cul-de-sac of some 30 dwellings of varied one and

two-storey height. The property backs onto and is quite visible from Duddingston Park South (A6106).

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the demolition of the existing garage and the erection of a two-storey side extension to provide a ground floor sitting room and additional bedroom space on the first floor. The extension represents a virtual doubling of internal floor space to the original dwelling house. The proposal also includes for a new garage to the side of the new extension.

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 proposal will adversely affect the character of the existing building or the surrounding area; and
- b) There will be any loss of residential amenity as a result of the proposals.

a) The seven properties that make up the South Parrotshot cul-de-sac are all of a similar size and design the only noticeable difference being the use of different coloured materials.

The orientation and proximity between the seven properties allows the space necessary for the proposed extension within the application site but would not enable any of the other properties to be extended in this manner. The

position in the corner of the site allows for the development without appearing as overdevelopment of the plot.

The extension will have no impact upon the existing level of on site car parking to both the applicant or the neighbouring property.

The use of matching materials and design allow the proposal to maintain the existing character and appearance of this group of properties.

b) There are no windows proposed within the side elevation and as such no overlooking of any adjoining property. The two-storey element is set a sufficient distance from the common boundary with the neighbouring property at No 5 South Parrotshot such that there will be no overshadowing resulting from that part of the proposal. The single-storey garage extends for 6 metres along the boundary with the neighbour but is set at an angle to it such that the front is on the boundary and the rear is set 2.5 metres off the boundary. Although at an angle the extension is set in a gable-to-gable situation and being single-storey it is not considered that there would be any overshadowing of the neighbouring property sufficient to cause a detrimental impact on the amenity of the occupants of the property.

The proposal would allow an acceptable level of remaining useable garden area so as to provide adequate amenity for the existing and future residents of the application property.

In conclusion, the proposal is in accordance with the Development Plan, it does not adversely affect the character of the existing building or the surrounding area and it will not have any adverse implications for residential amenity.

It is recommended that the Committee approves this application.



Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	58 - Duddingston
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	19 April 2005
Drawing numbers/ Scheme	01-03 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.

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.boqunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 6 South Parrotshot
Edinburgh
EH15 3RN

Proposal: Extend dwelling and erect garage

Reference No: 05/01285/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection was received. Those concerns raised are summarised as follows:

- loss of residential amenity;
- scale of proposal; and
- impact on car parking.

Other points raised are not material.

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 '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

Address	6 South Parrotshot, Edinburgh, EH15 3RN,		
Proposal	Extend dwelling and erect garage		
Application number:	05/01285/FUL	WARD	58- Duddingston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			