

**Full Planning Application 05/01425/FUL**  
**at**  
**140 The Murrays Brae**  
**Edinburgh**  
**EH17 8UH**

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

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**1 Purpose of report**

To consider application 05/01425/FUL, submitted by Mr + Mrs Craig. The application is for: **Two storey side extension with pitched roof and glazed roof open porch/sitting area**

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 two-storey, end-of-terrace house of 1990s date. The house has a half-hipped roof, with front gablet, clad in red tiles. The front wall is clad in reconstituted stone, secondary elevations are finished in white roughcast. There is a parking space to the front.

The house is located on a corner plot, with the side wall facing a turning head and communal parking area including mainly grassed verges with some shrubs. The neighbouring terrace to the east faces the side of the house and is some 16+ metres distant.

The surrounding estate is similar in character but with variations in roof profiles.

## Site history

There is no relevant planning history for this site.

## Description of the Proposal

It is proposed to erect a one and a half-storey extension to the side of the house. It will have an asymmetric roof profile, with a front dormer and a half hip on the gable. The extension will be clad in roughcast, Fyfe stone and red tiles to match the existing house.

## 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 whether the proposal

- a) Is in keeping with its surroundings and
- b) Has an impact on neighbouring amenities.

a) The extension utilises marginal amenity space at the side of the house and does not infringe the dimensional criteria in the House Extensions guidelines. The proposed roof profile is lower than the original dwelling and the extension will remain subservient to the proportions of the original dwelling and terrace.

The asymmetric roof profile introduces a new variant into the housing estate. However, in detailing (half hip to main roof, gable to dormer), it mirrors existing design elements in the estate. The proposal, at the head of the cul-de-sac and on a corner, will add interest to the street scene and is satisfactory.

b) The proposal, on a street gable, complies with daylighting and privacy guidelines.

The implications of the construction process are not material planning considerations.

In conclusion, the extension is in keeping with the appearance of its surroundings and complies with amenity standards.

It is recommended that the Committee approves this application.



**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Ian Smith on 0131 529 3555 (FAX 529 3706)
<b>Ward affected</b>	54 - Kaimes
<b>Local Plan</b>	South East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing
<b>Date registered</b>	29 April 2005
<b>Drawing numbers/ Scheme</b>	01-02 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** Full Planning Application  
**Application Address:** 140 The Murrays Brae  
Edinburgh  
EH17 8UH  
**Proposal:** Two storey side extension with pitched roof and glazed roof  
open porch/sitting area  
**Reference No:** 05/01425/FUL

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

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbours were notified 28 April 2005.

One neighbour has expressed concern that the adjoining communal amenity area will be damaged and that general nuisance will arise from building operations.

***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 in a proposed Housing Development area (HSG 7) in the South East Edinburgh Local Plan - implemented. Residential character and amenities are to be safeguarded.

In the replacement South East Edinburgh Local Plan (approved for adoption), the property is within the designated Urban area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

#### Relevant Policies:

Policy E4 sets quality objectives for new development.

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.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>140 The Murrays Brae, Edinburgh, EH17 8UH</b>		
<b>Proposal</b>	<b>Two storey side extension with pitched roof and glazed roof open porch/sitting area</b>		
<b>Application number:</b>	<b>05/01425/FUL</b>	<b>WARD</b>	<b>54- Kaimes</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			