

Full Planning Application 04/04596/FUL
at
24 Carfrae Park
Edinburgh
EH4 3SN

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04596/FUL, submitted by Mr + Mrs Gringean. The application is for: **Extension and alterations to dwelling house.**

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

2 The Site and the Proposal

Site description

The site lies on the south east side of Carfrae Park and relates to an existing single storey detached property within a residential area.

Site history

No relevant history on file

Description of the Proposal

Scheme 3

This amended application proposes to create 3 bedrooms, dressing room, shower room and a void at first floor level by forming a pitched roof dormer to

the front measuring 2 metres wide and 1.6 metres high and a new roof. The property is to be extended 1 metre in depth to the rear. A new roof is to be formed at the same height as the original roof for a depth of 4 metres.

Scheme 2

The front dormer was positioned on the hip of the roof.

Scheme 1

The glazing on the rear elevation has been reduced.

The proposed materials are render and slates to match the existing materials.

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 need to consider whether

(a) the scale and design are satisfactory given the setting of the area

(b) the amenity of the any nearby residents will adversely affected by the proposed development

(a) The proposal is subservient to and relates to the original building in terms of design and proposed materials. The pitch and form of the new roof matches that of the existing roof. The new roof is the same height as the existing roof ridge and the new eaves are the same height as the existing eaves which result in the extension retaining the architectural integrity of the original house. The relationship between a dormer and its roof elements is particularly important. The proposed dormer to the front has been amended to lie 500mm from the hip of the roof. The dormer now sits comfortably on the newly created roof plane.

(b) In terms of the non statutory Guidelines on Daylighting, Sunlight and Privacy, the proposed rear windows lie 12 metres from the rear boundary. The properties to the rear have large back gardens but lie at a lower level than the

application site, however, there would be overlooking as a result of the proposal. There would be no overshadowing to neighbouring properties.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Zochowska - Monday To Wednesday Only on 0131 529 3793 (FAX 529 3716)
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh Local Plan/West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	19 January 2005
Drawing numbers/ Scheme	5,6

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: 24 Carfrae Park
Edinburgh
EH4 3SN
Proposal: Extension and alterations to dwelling house
Reference No: 04/04596/FUL

Consultations, Representations and Planning Policy

Consultations

None undertaken

Representations

One letter of objection has been received from a neighbouring property. The grounds of objection relate to the following:

- the objector's house is at a lower level than the application site
- proposed glazing appears dominant

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 lies in a mainly Residential Area of the North West Edinburgh Local Plan where the existing residential character and amenities are to be protected. The site also lies within the Urban Area of the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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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Location Plan



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