

**Full Planning Application 04/04233/FUL
at
67 Coillesdene Avenue
Edinburgh
EH15 2LN**

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

1 Purpose of report

To consider application 04/04233/FUL, submitted by K Jack + I Anderson. The application is for: **Alter and extend existing house, by attic conversion, to form 3 additional bedrooms and a bathroom.**

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 contains a single-storey detached dwelling with a hipped roof and bay window projection on the front elevation. The property is set within this corner plot at an angle facing onto the road junction between Coillesdene Avenue and Milton Drive. The property is faced with reconstituted stone blocks to the primary elevation, and painted render to the secondary elevations, under a slate roof.

Immediately to the east of the property stands a two-storey detached dwelling with a car parking area located immediately to the rear (north) of the site. The predominant style of property, to the west, is that of detached, single storey dwellings with hipped roofs and various forms of roof and dormer extensions. To the east is a mix of detached and terraced properties both single and two-storey in height.

Site history

21 December 2000 - Planning permission was granted for the erection of a conservatory extension, located on the north west elevation facing onto Milton Drive (Ref 00/03058/FUL).

22 November 1995 - Planning permission was granted for the erection of a two-storey detached house located in the eastern part of the garden ground of the dwelling house (now constructed and known as 'The Hedges') (Ref A120795).

2 February 1992 - Planning permission was refused for the erection of a dwelling house in the eastern part of the garden ground of the dwelling house (Ref A261492).

Description of the Proposal

The application is for alterations to the existing roof. The pitch of the roof is altered from 30 to 45 degrees and, as a result, the ridge is raised by 1.0 metre. It is also proposed to insert two dormer windows in the front (south west) elevation and three roof lights, two on the rear (north east) elevation and one on the side (north west) elevation. The alterations will provide for two additional bedrooms, four in total, and a first floor bathroom served off a central, circular staircase.

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 roof alteration will slightly alter the appearance of the property but the existing character will be maintained. The four properties fronting onto this road junction are a variation on a similar bungalow design theme. The others

include a variety of roof alterations and extensions and the proposals are commensurate with the scale and character of its surroundings.

The two dormer windows, each 1.9 metres in width, cumulatively exceed the guidance requirements by a small amount (3%). The dormers replicate the existing window style in the property and with pitched roofs do not dominate the form of the roof.

These alterations are maintained within the existing footprint of the building.

b) The corner plot and angled position of the original house minimises any effects on neighbours.

The distance between the front elevations of the application property and that diagonally opposite the site, at No 10 Milton Drive, is 39 metres. This is in excess of the minimum 'window-to-window' distance of 18 metres and as such the proposed dormer windows do not breach the privacy guidelines.

The proposals comply with the relevant Local Plan Policies and there are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	40 - Milton
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	30 November 2004
Drawing numbers/ Scheme	01,02

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

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Application Address: 67 Coillesdene Avenue
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

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

- it would constitute overdevelopment of this corner site, and
- the dormer windows would dominate and overlook properties opposite.

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

North East Edinburgh Local Plan - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

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

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.

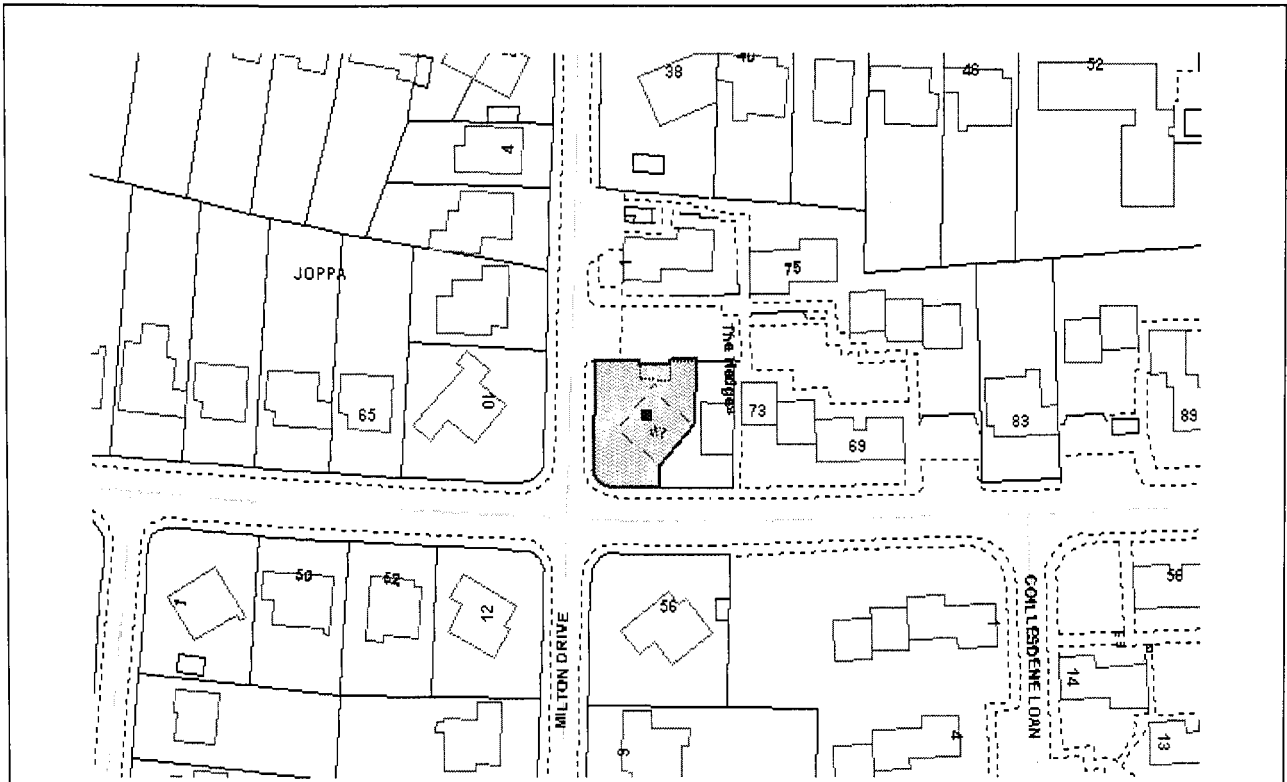
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Location Plan



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