

**Full Planning Application 04/04011/FUL
at
108 Northfield Drive
Edinburgh
EH8 7RF**

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

1 Purpose of report

To consider application 04/04011/FUL, submitted by Mr + Mrs Stewart. The application is for: **2 bedrooms (convert exist garage and extension) utility room and 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 comprises a modern, two storey dwelling with a basement level to the rear. It is the end property in a staggered terrace, located on the east side of Northfield Drive. There is an access road on the south side of the house, which slopes down to an access road running along the back of this and neighbouring terraces.

Each of the properties has a garden to the front and a double driveway to the rear, which leads to two integral basement garages. In some cases the garages have been converted to rooms and the driveways to garden/amenity areas.

The application site retains both garages and drives and the neighbour to the north retains both garages and a hard surface, though a low wall has been built across the northern driveway access. There is a wall/fence along the north and south boundaries of the site. That to the north is approximately 1.6m high.

Site history

15 March 2004: Application for a 4.3m deep extension, with a first floor conservatory above, withdrawn.

Description of the Proposal

This application is for the erection of a single storey, flat roof extension on the rear elevation. The proposal is the full width of the rear elevation (5.7m) and projects 3.0m over the double driveway. The height is 3.0m and the finish is roughcast to match the existing house.

Internally, one garage will be pulled forward and the other will be changed to a bedroom with the additional accommodation providing a shower room and utility room.

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 proposals are in keeping with the scale and character of the house and the surrounding area;
- b) The proposals will be detrimental to residential amenity.

a) The floor space within the proposed extension is 14.7 square metres. The proposal would have been permitted development if there had not been an access road to the rear.

The plans indicate that the drive area is 6.2m deep. The extension is therefore 48% of the area of this rear ground and represents a breach of the house extensions guideline of 33.3%. Although as it is of limited amenity value to the property its loss is of little significance and the breach is acceptable in this instance.

The scale of the extension and the detailing are in keeping with the character and appearance of the existing house. Although there are no other similar extensions in the area, given the current use of the rear of the property the proposal would be an improvement to the property. If considered as a precedent the overall effect in townscape terms would continue to be acceptable.

b) The objector is concerned that the applicant will use the flat roof as a terrace (with access from existing first floor patio doors) and overlook his property. The previous application showed a terrace area. This application does not, and there are no railings or means of enclosure for the roof. Consequently there are no privacy issues. The new rear windows will overlook the access road and beyond that the Frigate Burn Public Park.

There will be some overshadowing, and will fall over the adjacent driveway, rather than garden/amenity ground and falls within acceptable limits. The extension is a single storey structure less than 4m deep and complies with guidelines in this regard. There will be no effect on neighbouring privacy; the proposals will not be detrimental to residential amenity.

Conclusion

The development is a small scale proposal which is in keeping with the character of the house and the surrounding area, and will not be detrimental to residential amenity.

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

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| Contact/tel | Wendy McCorrison - Alternate Mondays, Tuesday And Thursday on 0131 529 3594 (FAX 529 3706) |
| Ward affected | 36 - Mountcastle |
| Local Plan | North East Edinburgh Local Plan |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 17 November 2004 |
| Drawing numbers/ Scheme | 2,4,5,6. 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.boGUNovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 108 Northfield Drive
Edinburgh
EH8 7RF
Proposal: 2 bedrooms (convert exist garage and extension) utility room
and bathroom
Reference No: 04/04011/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Following neighbour notification, one letter of objection has been received from the neighbour to the north. The material grounds of objection are:

1. The extension will be beyond the building line.
2. Loss of privacy.
3. Overshadowing.
4. Impact on drainage.

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 application site is located within a housing and compatible uses policy area in the adopted 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

Appendix C



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Location Plan



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