

Full Planning Application 04/04378/FUL
at
71 Ravelston Dykes
Edinburgh
EH12 6HA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04378/FUL, submitted by Mr + Mrs Watson. The application is for: **Extension to rear to form family and dining room master bedroom and en-suite, additional dormer window to main bedroom**

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 is a two storey semi detached property located on the south side of Ravelston Dykes. Similar styled properties surround the site. The property is neither listed nor is it located within the conservation area.

Site history

There is no relevant site history.

Description of the Proposal

The proposal is for a one and a half/ two storey extension to the rear of the existing dwellinghouse to form a lounge/dining room, master bedroom. A new dormer proposed to provide additional space to an existing bedroom. Rooflight alterations are also proposed as part of the extension proposals. The proposed external materials are slate roof, roughcast brick banding and smooth render. The windows are white UPVC.

Scheme 1

The extension has been scaled down in terms of its overall height. The monopitch roof detail that incorporated a dormer has now been removed. The roof design has now been revised to provide a traditional pitch roof with a full hip detail.

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 take account of whether:

- a) The proposal represents a sympathetic extension to the existing dwellinghouse;
 - b) The proposal retains adequate amenity for the applicant or will affect the residential amenity of the adjoining neighbouring properties through loss of daylighting/overshadowing and privacy;
-
- a) The scale and design and use of materials of the proposed extension relate sympathetically to the dwellinghouse. It will still maintain a visual separation between the application property and the next door

neighbouring property and as such maintains an acceptable degree of symmetry to this semi-detached block.

- b) The proposed extension will not exceed one third of the applicant's rear garden, therefore leaving an appropriate level of amenity for the applicant. There are no windows on the side elevation. In terms of privacy, the remaining rear garden is over 9 metres from the rear garden boundary. Therefore both the applicant and neighbouring properties will not suffer any loss of privacy.

Regarding the issue of overshadowing /daylight impact on the adjacent neighbouring properties the proposal will have no adverse impact on the rear garden and dwellinghouse of no.69 in terms of the 43 degree assessment method.

The adjoining property (no. 73) will be affected by the 45 degree assessment method in both the plan and elevation assessment. However, the application property already has a small flat roofed outshoot. There will be no increase in the height of the proposed extension where it abuts the communal boundary with no 73. The only change is the increase of this extension depth of 1.5 metres which will also result in an overall length of 3.4 metres. This particular element of the proposal is a single storey extension which projects less than 4 metres into the rear garden. The relevant guidelines advocate single storey extensions of less than 4 metres as being exempt from daylighting overshadowing considerations. It is acknowledged that this forms part of a larger extension that is two storeys. However owing to the location of this single storey extension and to the fact that there is an existing smaller extension on site the additional impact is not considered to be significant.

In conclusion, the proposal is considered acceptable in terms of its character and appearance and there are no issues of loss of privacy or overshadowing/daylight for neighbouring properties.

It is recommended that the Committee approves this application, subject to a conditions requiring samples of materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Dryden on 0131 529 3464 (FAX 529 3717)
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	2 December 2004
Drawing numbers/ Scheme	S2: 01-03 _ 07-08 Scheme 2

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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

Appendix A



Application Type Full Planning Application
Application Address: 71 Ravelston Dykes
Edinburgh
EH12 6HA
Proposal: Extension to rear to form family and dining room master bedroom and en-suite, additional dormer window to main bedroom
Reference No: 04/04378/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Ten letters of representation have been received objecting to the proposal on the following grounds:

- Overshadowing/loss of light;
- Loss of privacy;
- Out of scale with existing property;
- Overdevelopment;
- Detrimental to surrounding visual amenity;
- Detrimental to the architectural integrity of the building;
- Inappropriate materials;
- Overlooking and loss of privacy.
- Inaccurate drawings
- Loss of value of neighbouring properties

A further two letters have been received from individuals who have already objected to the proposal. These letters reiterate their earlier concerns.

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

Central Edinburgh Local Plan - Housing and Compatible Uses.

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Application Type Full Planning Application
Application Address: 71 Ravelston Dykes
Edinburgh
EH12 6HA
Proposal: Extension to rear to form family and dining room master bedroom and en-suite, additional dormer window to main bedroom
Reference No: 04/04378/FUL

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.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.

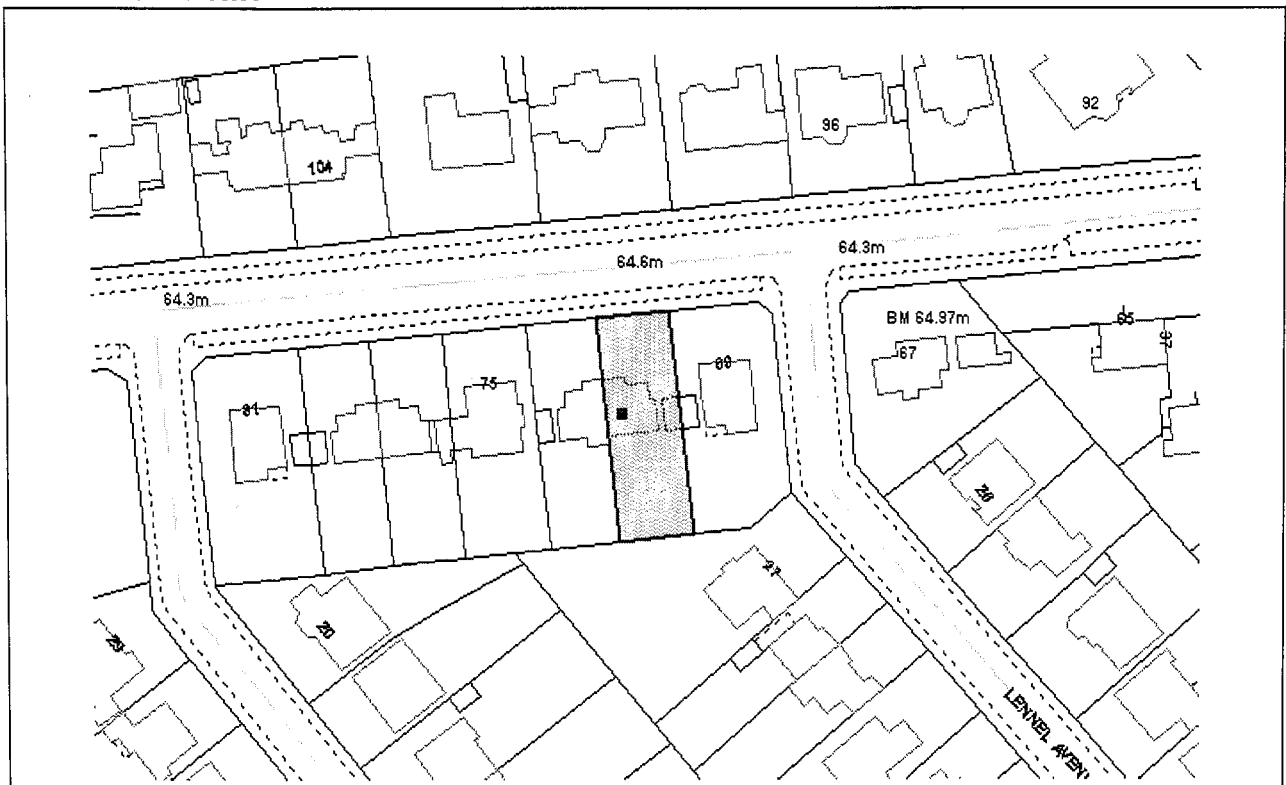
End

Application Type Full Planning Application

Proposal: Extension to rear to form family and dining room master bedroom and en-suite, additional dormer window to main bedroom

Reference No: 04/04378/FUL

Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.