

**Full Planning Application 05/00878/FUL
at
1 Swanston Row
Edinburgh
EH10 7EJ**

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

1 Purpose of report

To consider application 05/00878/FUL, submitted by Mr Downing. The application is for: **Extend to side of house on two storeys.**

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 property is a semi-detached, two-storey dwelling house located to the north of Swanston Row. There is garden ground to the front, side and rear. The house's garage is located in the north west corner of the application site and is accessed from Swanston Crescent. The site slopes and the land is higher to the north than to the south.

The application site is located within a predominantly residential area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

It is proposed to extend the property to the side to provide a lounge/ family room and a utility room at ground floor, with an additional bedroom and shower room at first floor level. The extension would be 3.8m wide and 8.5m deep.

The extension would continue the front and rear building lines of the existing house. The linked dormers at the front and rear would continue to within 0.3m of the extension's western gable, which replicates the existing distance from the gable of both the application property and the adjoining property.

Windows would be positioned in the front and rear elevations and the gable, as is the case currently. The shower room, which would be located in the rear of the first floor, would be fitted with obscure glazing. External materials include dry dash and clay roof 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 take account of the following specific considerations:

- a. The effect of the proposal on the appearance of the dwelling house and the character of the area.
- b. Whether the proposal is detrimental to the amenity of neighbours.

a. The extension would be at the same roof ridge and eaves height as the original dwelling house, and its pitch and form would match that of the existing roof. Its front building line would be the same as that of the houses_, which is set behind the existing doorway. Whilst the extension is not set back, it would integrate satisfactorily with the existing property. Setting the extension back would not enable the continuation of the existing linked dormer.

The extended dormers, both front and rear, would be within one metre of the extensions gable. An exception to the Council's guidelines on House Extensions and Alterations is acceptable in this instance due to the manner in which the dormers would replicate the positioning on the application property, the adjoining dwelling house and other such linked dormer properties in the immediate vicinity. Again, the front face of the dormers would not be predominantly window framing and glazing, as advised by the guidance, but the use of tiling duplicates the appearance of the existing dormers.

Whilst this is a two storey extension in a corner location, the corner remains open. The ground available means that the spatial character of the area is not affected.

b. Overshadowing caused by the extension would fall within the application site and would not affect neighbouring gardens ground.

The rear elevation of the extension would be between 8.5 and 7.5 metres from the rear boundary. The windows in the rear elevation serve a wc and a utility room, neither of which are habitable rooms. In addition, the existing garage would partially screen any views at ground floor level and the rear boundary treatment is a mature hedge that is approximately three metres high. At first floor level the proposed shower room would have a window with obscure glazing. Consequently, loss of privacy is not an issue with this proposal.

In conclusion, the proposal would not have a detrimental impact on the appearance of the dwelling house and there would be no undue impact on neighbouring amenity.

It is recommended that the Committee approves this application, subject to a condition relating to the provision of obscure glazing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
Ward affected	43 - Colinton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	16 March 2005
Drawing numbers/ Scheme	01 - 07

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, Helen Martin on 0131 529 3517. Email: helen.martin@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.boqunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 1 Swanston Row
Edinburgh
EH10 7EJ
Proposal: Extend to side of house on two storeys
Reference No: 05/00878/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Three local residents have submitted letters of objection, one of which contains material concerns. These concerns relate to:

- overshadowing
- overlooking

Other points raised are not material.

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 South West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Draft West Edinburgh Local Plan locates the site within the Urban Area.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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 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.

Appendix B



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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.
2. All first floor windows facing north shall be fitted with obscure glazing at all times.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

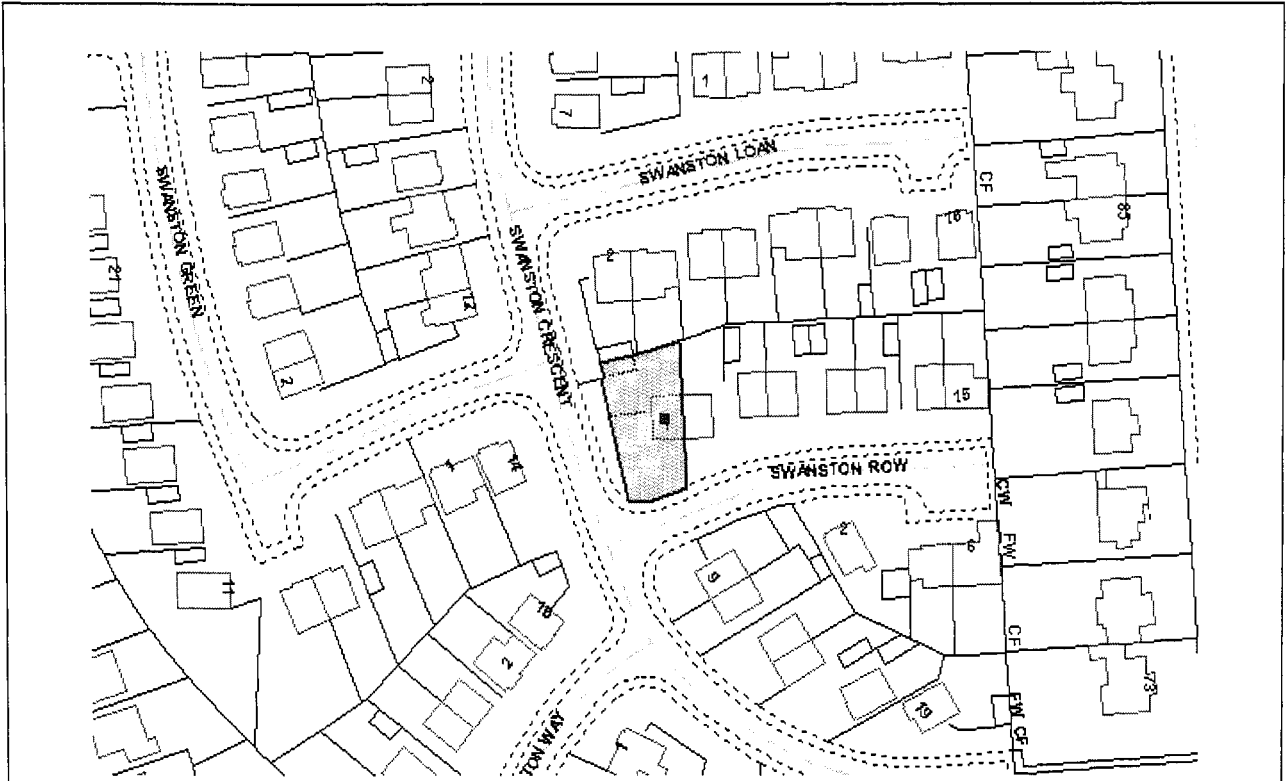
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Location Plan



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