

Development Management Sub Committee

Wednesday 21 March 2018

**Application for Planning Permission 17/04957/FUL
At 48 North Greens, Edinburgh, EH15 3RT
2 No. single storey side extensions to existing dwelling
house.**

Item number	4.4
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The proposed extensions would be a compatible addition to the host property and are acceptable in scale, form and design. They will not have an unacceptable impact on neighbouring amenity or on road safety. The proposal complies with policy Des 12 of the Edinburgh Local Development Plan and Non-statutory guidance in relation to Householders.

Links

Policies and guidance for this application	LDPP, LDES12, NSHOU,
--	----------------------

Report

Application for Planning Permission 17/04957/FUL At 48 North Greens, Edinburgh, EH15 3RT 2 No. single storey side extensions to existing dwelling house.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is a single storey, detached dwellinghouse, located on the corner of North Greens. The property has front, side and rear gardens and is located in a residential area with a mixture of house styles, including detached and semi-detached properties.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is to erect a single storey, flat roof extension on the west gable elevation of the building, and a single storey, flat roof extension on the rear elevation of the property. The gable extension measures 43 square metres (sqm) and the rear extension measures 10 sqm. The proposed materials are UPVc windows, with render to match and brick basecourse to match the existing building.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposed scale, design and materials are acceptable;
- b) the proposal is detrimental to the amenity of neighbours;
- c) the proposal will have a detrimental impact on parking or road safety;
- d) the proposal has any equalities or human rights impacts; and
- e) any public representations have been addressed.

a) Scale, form and design

The proposed extensions are of a modern design that would sit comfortably within the context of the building and its neighbours. The layout and scale of the proposed extensions would respect the spatial pattern of the wider area and would not represent overdevelopment of the site. The proposed materials would match the original building, and overall the proposal would be sympathetic and subservient additions to the building.

The proposal accords with local development plan policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

With regard to daylight and sunlight to neighbouring properties, the proposed extensions fully comply with the Non-statutory guidance for Householders and does not result in an unreasonable loss of daylight or sunlight.

All windows are in full compliance with the privacy requirements set out in the non-statutory Guidance for Householders, including the window on the proposed side extension, which would be more than 18m from the nearest facing window.

The proposal would not cause an unreasonable loss to neighbouring amenity. This is in accordance with Edinburgh Local Development Plan Policy Des 12 and the Non-statutory guidance for Householders.

c) Parking and Road Safety

The side extension is approximately five metres from the public road and would have no impact on sight lines for vehicles. The proposed side extension would not have a detrimental impact on parking or road safety and would not cause any visibility issues for oncoming vehicles.

d) Equalities and human rights

The application was assessed in terms of equalities and human rights. No impact was identified.

e) Public comments

Material Representations - Objection:

- Limited visibility for traffic at the bend in the road; this is addressed in section c).
- Loss of privacy; this is addressed in section b).
- The size of the extension will be out of character with the surrounding houses; this is addressed in section a).

Non-material representations - Objection

- Issues during construction.
- Potential risk for kids playing on bikes.

Conclusion

The proposed extensions would be a compatible addition to the host property and are acceptable in scale, form and design. They would not have an unacceptable impact on neighbouring amenity or on road safety. The proposal complies with policy Des 12 of the Edinburgh Local Development Plan and Non-statutory guidance in relation to householders.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Petition objecting to the proposal has been received with 31 signatures and additional one individual representation has been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Edinburgh Local Development Plan.

Date registered

24 October 2017

Drawing numbers/Scheme

01-07,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Weronika Myslowiecka, Planning Officer

E-mail: veronika.myslowiecka@edinburgh.gov.uk Tel: 0131 529 3903

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

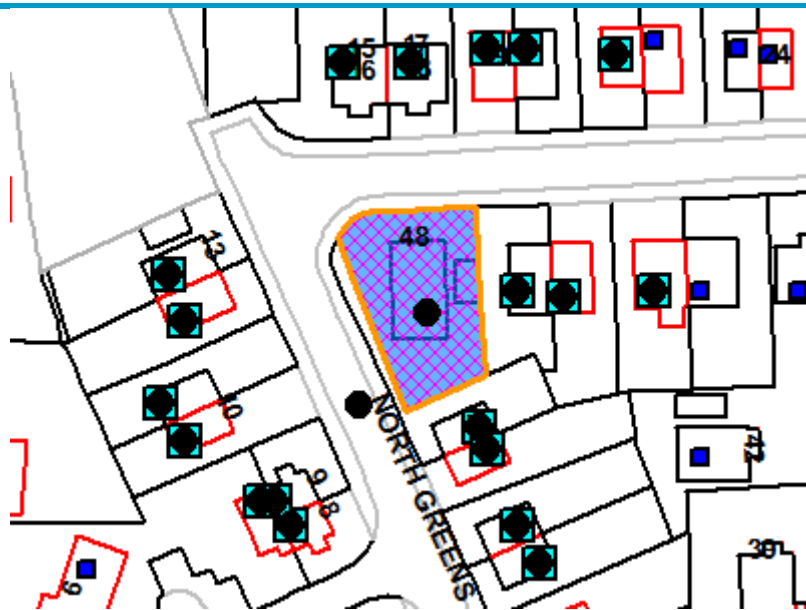
Appendix 1

**Application for Planning Permission 17/04957/FUL
At 48 North Greens, Edinburgh, EH15 3RT
2 No. single storey side extensions to existing dwelling
house.**

Consultations

No Consultations received.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END