

Development Management Sub Committee

Wednesday 20 March 2019

**Application for Planning Permission 18/10058/FUL
At 11 Coillesdene Crescent, Edinburgh, EH15 2JH
Ground floor rear extension and rear elevation dormer (as amended).**

Item number	4.1
Report number	
Wards	B17 - Portobello/Craigmillar

Summary

The proposal is in accordance with the Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders. The proposal is of an acceptable scale, form and design and will not be detrimental to neighbourhood character. The proposal will not result in an unacceptable loss of neighbouring amenity. The proposal will not have an adverse impact on wildlife.

Links

[Policies and guidance for this application](#) LDPP, LDES12, NSG, NSHOU,

Report

Application for Planning Permission 18/10058/FUL At 11 Coillesdene Crescent, Edinburgh, EH15 2JH Ground floor rear extension and rear elevation dormer (as amended).

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 detached bungalow, located on the north side of Coillesdene Crescent. There is an existing single storey side extension.

The surrounding area is predominantly residential.

2.2 Site History

19 April 2002 - planning permission granted to erect a single-storey side extension (as amended 16/04/02) (application reference: 02/00720/FUL).

09 July 2003 - planning enforcement investigation regarding the alleged non-compliance with approved plans. Closed (enforcement reference: 03/00110/ENCOMP).

Main report

3.1 Description Of The Proposal

The application is for a number of alterations and extensions, including two single storey rear extensions; dormer extension to the rear; and an area of raised decking.

The larger single storey flat roofed rear extension will measure 3.50 metres in height, 6.60 metres in length, and 4.80 metres in width. The extension will be finished in dark grey painted render, dark grey coloured fibre cement weatherboard, and grey black coloured timber framed windows and doors.

The smaller single storey flat roofed rear extension will measure 3.50 metres in height, 1.60 metres in length, and 3.60 metres in width. The extension will be finished in dark grey coloured fibre cement weatherboard, and grey black coloured timber framed windows and doors.

The full width dormer extension to the rear will be finished in zinc standing seam with a natural grey finish, and grey black coloured timber framed windows and doors. One slate grey coloured rooflight is to be formed in each side of the dormer.

The area of raised timber decking, with a floor level of 0.70 metres above ground level, will be positioned between the two proposed rear extensions.

The formation of an entrance door in the front elevation of the existing side elevation, the formation of three windows in the existing building, and the recladding of the existing front and rear elevation are all permitted development under class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No further assessment of their merits is required.

The proposed increase in the extent of hard surfacing within the front and rear garden is permitted development under class 3C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No further assessment of its merits is required.

The proposed widening of the existing vehicle access at the front of the property is permitted development under class 8 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No further assessment of its merits is required.

Supporting Statement

This application includes a supporting statement which is available to view on the Planning and Building Standards online services.

Previous Scheme

The application has been amended to address concerns that the proposed removal of the existing front entrance door would detract from the character and appearance of the property.

The existing front door and doorway has been retained as a 'false door' in the amended proposal.

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, form and design is acceptable and will not be detrimental to neighbourhood character;
- b) the proposal will cause an unreasonable loss to neighbouring amenity;
- c) the proposal will have an adverse impact on wildlife; and
- d) any comments raised have been addressed.

a) Scale, form and design and neighbourhood character

Both proposed single storey rear extensions are of a contemporary design that will sit comfortably within the rear elevation of the application property. The larger extension, positioned at least 1.1 metres from the common boundary, is well designed and does not overwhelm or dominate the original house and its character and appearance will not be adversely changed as a result. The rear extensions are not visible from the street and will not result in an obtrusive addition within the street scene.

Concern has been raised that the proposed development will not leave enough private garden space, represents overdevelopment and will have an adverse impact on wildlife. The non-statutory Guidance for Householders advises that rear extensions should not occupy more than one third of the applicant's original rear garden and that there should be enough private garden space left after extensions - normally at least 30 square metres, depending on the spatial pattern of neighbourhood to avoid overdevelopment. The application site is relatively large and is capable of accommodating further development. The resultant development (including both rear extensions, decking and hard surface) would cover approximately 59 square metres, equating to twenty five percent of the rear garden. 204 square metres of private amenity space would remain after development. The proposed extension does not occupy more than one third of the applicant's rear garden area, leaving a reasonable proportion of private amenity space and does not represent overdevelopment.

For dormers on rear elevations which are not readily visible from public viewpoints, the non-statutory Guidance for Householders advises that a larger dormer may be acceptable where it fits in with the character of the building and the surrounding area. The proposed rear elevation dormer is of a contemporary design which will be compatible with both the existing building and the proposed single storey rear extension in terms of design, scale, materials and positioning. Large roof extensions are a characteristic of the surrounding area and the proposed full width rear dormer is considered acceptable in this context.

The proposed area of raised deck, positioned between the two proposed rear extensions, replaces an existing and larger area of decking and is acceptable in terms of scale, form and design.

All proposed materials and the fenestration design are compatible with the existing building, represent good quality modern additions and are acceptable in this location.

There are a number of comparable large extensions within the surrounding area, including a similar development granted planning permission at 16 Coillesdene Crescent. The layout and scale of this proposal is in keeping with the spatial pattern of the surrounding area, and when considering multiple such developments in close proximity, the proposal will not have a negative cumulative effect on neighbourhood character.

The scale, form and design of the development is acceptable and will not be detrimental to neighbourhood character. This is in accordance with Edinburgh Local Development Plan (LDP) Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

The proposal will not cause an unreasonable loss to neighbouring amenity for the reasons set out below.

i) Daylight

With regard to daylight, the proposed development fully complies with the 45 degree criterion set out in the non-statutory Guidance for Householders and will not result in an unreasonable loss of daylight for the neighbouring properties.

ii) Overshadowing/Sunlight

With regard to sunlight, the proposed development fully complies with the 45 degree criterion set out in the non-statutory Guidance for Householders and will not result in an unreasonable loss of sunlight for the neighbouring properties.

iii) Privacy

All proposed ground floor windows are in full compliance with the privacy requirements set out in the non-statutory Guidance for Householders.

The proposed rear dormer window is at least 15 metres from the rear boundary and at least 30 metres from the nearest facing window, in full compliance with the guidance.

The proposed rear dormer includes one rooflight in both sides. Whilst these rooflights would be approximately only 6 metres from the common boundary, they would directly face the window-less gable elevation of both neighbouring properties and would not result in an unreasonable loss of privacy for neighbouring properties.

The proposed area of raised decking is to be positioned between the two proposed rear extensions, mitigating any potential impact on neighbouring residential amenity in terms of noise and privacy.

The proposal will not cause an unreasonable loss of neighbouring amenity. This is in accordance with local development plan policy Des 12 and the non-statutory Guidance for Householders.

c) Wildlife

Concern has been raised that the proposed development will have an adverse impact on wildlife.

The proposal will not result in the loss of any protected habitats and will not have an adverse impact on wildlife.

d) Public comments

Material Representations - Objection:

- The scale and positioning of the proposed extensions - this has been addressed in 3.3a).
- The proposed development is not in keeping with the character and appearance of the application property or the neighbourhood - this has been addressed in 3.3a).
- The proposed repositioning of the main entrance - the existing front door and doorway has been retained in the amended proposal. The proposed use of the existing side extension as the main entrance to the property does not require planning permission and its use and potential impacts cannot be controlled.
- The proposed development will not leave enough private garden space and represents overdevelopment - this has been addressed in 3.3a).
- The proposed development will result in an unreasonable loss of daylight, sunlight and privacy for neighbouring properties - this has been addressed in 3.3b).
- The proposed development will have an adverse impact on wildlife - this has been addressed in 3.3c).

Non-material Representations:

- The details provided in the application are unclear. The application provided sufficient information for the assessment of the proposed development.
- The proposed development will compromise the security of neighbouring properties. The proposed repositioning of the entrance door to the existing side extension does not require planning permission.
- The existing side extension should be lowered to 3 metres in height. The existing side extension was subject to an enforcement investigation which was closed in 2003. As the side extension has been in situ for a period in excess of four years any deviation from the approved plans is now immune from enforcement action. The existing side extension, as built, is lawful.
- Noise and disturbance during construction. This is not a material planning consideration.
- The proposed development will result in a loss of views from neighbouring properties. Private views across a neighbour's property are not protected.
- The proposed development will result in noise disturbance for neighbouring properties. The application site is within a residential area and the proposed development will not result in any noise, other than that which would be created by activities that are incidental to the enjoyment of the dwelling house.

Conclusion

In conclusion, the proposal is in accordance with the Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders. The proposal is of an acceptable scale, form and design and will not be detrimental to neighbourhood character. The proposal will not result in an unacceptable loss of neighbouring amenity. The proposal will not have an adverse impact on wildlife. There are no material considerations that outweigh this conclusion.

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. 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.
3. 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.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

The application attracted ten representations, all objecting to the planning application.

A full assessment of the representation can be found in the main report in the Assessment section.

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	26 November 2018
Drawing numbers/Scheme	01, 02, 03A, Scheme 2

David R. Leslie
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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.

Relevant Non-Statutory Guidelines

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

Appendix 1

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Ground floor rear extension and rear elevation dormer (as
amended).**

Consultations

No Consultations received.

Location Plan



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