

Development Management Sub Committee

Wednesday 3 March 2021

**Application for Planning Permission 20/05395/FUL
at 122 Howden Hall Drive, Edinburgh, EH16 6UX.
Proposed single storey rear extension with internal
alterations.**

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12 (Alterations and Extensions). It is compatible with the existing building and the character of the area and has no adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

Links

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

Report

Application for Planning Permission 20/05395/FUL at 122 Howden Hall Drive, Edinburgh, EH16 6UX. Proposed single storey rear extension with internal alterations.

Recommendations

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

Background

2.1 Site description

The application relates to a detached house in a residential area.

The area contains a mix of different house types; a number of which have existing extensions. Along Howden Hall Drive, the properties consist mainly of detached houses. The property's rear garden backs onto the rear garden of the semi-detached house to the east.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The application is for the removal of the existing rear conservatory and replacement with a single storey rear extension and erection of rear decking with a glass balustrade.

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 and
- c) any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

The proposals are of an acceptable scale, form and design and are compatible with the existing dwelling and the surrounding area.

The proposal meets the requirements of the Non-statutory Guidance for Householders as the rear extension does not take up more than a third of the property's original garden and adequate rear garden space is retained with more than the required 30sq.metres. The resulting rear garden space is in keeping with the overall spatial pattern of the area.

The proposals comply with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

Regarding privacy, the proposed rear decking is raised 600mm from the ground. Therefore, there is potential to overlook into the neighbouring property's rear garden. However, the windows of the existing rear conservatory are already 1.48m off the ground and face into the neighbouring property. As such, there shall be no significant increase in loss of privacy. Additionally, there is an existing hedge that limits visibility.

The windows of the proposed rear extension and the decking are within 9 metres of the rear boundary. However, they are replacing the existing conservatory. The conservatory of the neighbouring property to the rear prevents overlooking into their own garden and it is located on the boundary and so does not comply with privacy guidance in itself. There is also a mature hedge along the rear boundary which limits visibility. Given the current situation, there will be no negative impact in terms of privacy with regards to the proposals.

In terms of loss to daylight and sunlight, or increase of overshadowing, to neighbouring properties, the proposals have no impact on neighbouring amenity.

As such, the proposals comply with Local Development Plan Policy Des 12.

c) Public comments

No comments were received.

Conclusion

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12 (Alterations and Extensions). It is compatible with the existing building and the character of the area and has no adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

The application requires a Committee decision as one of the applicants is an employee of the Council and is involved in the planning process, but has taken no part in the processing of the application.

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.

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

No representations have 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 - Urban Area.
Date registered	4 December 2020
Drawing numbers/Scheme	01, 02, Scheme 1

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The City of Edinburgh Council

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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.

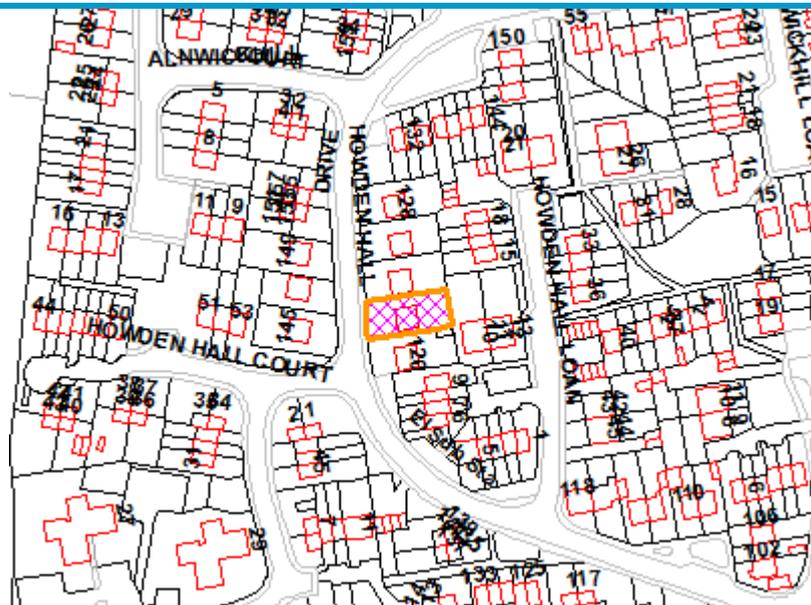
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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