

# Development Management Sub Committee

Wednesday 6 October 2021

**Application for Planning Permission 21/03512/FUL  
at 32 Craigs Road, Edinburgh, EH12 8EN.  
Proposed single storey extension to rear and associated  
alterations.**

**Item number**

**Report number**

**Wards**

B03 - Drum Brae/Gyle

## Summary

---

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with LDP 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 21/03512/FUL at 32 Craigs Road, Edinburgh, EH12 8EN. Proposed single storey extension to rear and associated 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 bungalow property in a residential area.

The area can be characterised as predominantly traditional bungalow properties, with some examples of other housing styles. A number of these bungalow properties have existing extensions and roofscape development.

#### **2.2 Site History**

There is no relevant planning history for this site.

### **Main report**

---

#### **3.1 Description of the Proposal**

This application is for installation of a new rooflight on the west elevation, new rooflight on the north elevation and erection of a new single storey side/rear extension, which will include the:

- Erection of a new dormer and rooflight to the east elevation;
- Removal of the existing chimney on the east elevation;
- Erection of a new dormer to the north elevation and
- Installation of a new ground floor window and door to north elevation.

#### **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

LDP Policy Des 12 (Alterations and Extensions) states that planning permission will be granted for alterations and extensions to existing buildings, provided that the scale, form and design are acceptable.

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

The application proposes a side/rear extension which is of an appropriate scale that can be accommodated within the plot. In terms of siting, the extension is set back from the front elevation and will not extend past the existing rear extension. The proposal has been designed in materials to match the original property and to reflect similar development within the immediate area.

In terms of roof alterations, the proposal seeks to retain the hipped roof character of the host building, as per the non-statutory Guidance for Householders. Furthermore, the proposed dormers are of an appropriate scale ensuring they do not dominate the existing roof form. The dormers meet the size requirements of the non-statutory Guidance for Householders.

The proposed materials will match those of the original property and will be compatible with the surrounding area.

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

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

## b) Neighbouring amenity

LDP Policy Des 12 (Alterations and Extensions) states that planning permission will be granted for alterations and extensions to existing buildings, provided that the proposal will not result in an unreasonable loss of privacy or natural light to neighbouring properties.

The proposals have also 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.

In terms of overshadowing, the non-statutory Guidance for Householders states that sunlight of spaces between gables will not be protected. Regarding the proposed development, any potential overshadowing would fall onto the existing side gable of the neighbouring property and is therefore considered acceptable.

The non-statutory Guidance for Householders also asserts that windows will only be protected for privacy and light if they themselves accord with policies in terms of distance to the boundary. Windows on side walls or gables will not normally be protected as they are not set back sufficiently from the boundary to be "good neighbours" themselves.

With regard to daylight, it is acknowledged that the neighbouring property has a conservatory at the rear of property, with glass windows facing into the rear garden and onto the common boundary with the applicant's property, adjacent to the location of the proposed development. As noted above, side windows are not protected. That being said, although it is acknowledged that the proposal would result in some impact in terms of daylight to the side windows, given the extent of glazing on the conservatory this will not result in an unreasonable impact on amenity.

With regard to privacy, the non-statutory Guidance for Householders states that 18m is the minimum recommended distance between windows, usually equally spread so that each property's windows are 9 metres from the common boundary. The proposed windows on the rear elevation would comply with this requirement.

The proposed dormer on the north elevation also complies with this requirement as it would be over the recommended 9m distance to the common boundary (14.3m). Additionally, there is an existing hedge that limits visibility and an existing rear dormer on the original property.

The proposed dormer on the east elevation would be located within 9m of the common boundary, however, it will face the side gable of the neighbouring property and be finished with obscured glass to prevent any unreasonable loss of privacy. In addition, both the dormer and the proposed rooflight are for a bathroom, which are not considered to be 'habitable' rooms, as per the Edinburgh Design Guidance. As such, these proposals are considered acceptable in terms of privacy.

Overall, the proposals comply with Local Development Plan Policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders in terms of impact on neighbouring amenity.

### c) Public comments

No comments were received.

The application requires a Committee decision as one of the applicants is an employee of the Council and is involved in the planning process. The applicant 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:

## **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**

29 June 2021

**Drawing numbers/Scheme**

01-08,

Scheme 1

**David Givan**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Tom Hutchinson, Planning Officer

E-mail:tom.hutchinson1@edinburgh.gov.uk

**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

**Application for Planning Permission 21/03512/FUL  
At 32 Craigs Road, Edinburgh, EH12 8EN  
Proposed single storey extension to rear and associated  
alterations.**

## Consultations

---

No consultations undertaken.

## Location Plan

---



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

**END**