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Decision date: 27 May 2019

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Single storey extension and rear dormer (as amended).
At 22 West Craigs Crescent Edinburgh EH12 8NB

Application No: 19/01589/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 28 March 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. By reason of the roof form proposed, the proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.


Drawings 01, 02A, 03 and 04A, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area contrary to the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Brian Fleming directly on 0131 529 3518.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 19/01589/FUL At 22 West Craigs Crescent, Edinburgh, EH12 8NB Single storey extension and rear dormer (as amended).

Item	Local Delegated Decision
Application number	19/01589/FUL
Wards	B03 - Drum Brae/Gyle

Summary

The proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area contrary to the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES12, NSG, NSHOU,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

Single storey semi-detached dwelling house with garden ground to the front, side and rear located on the east side of West Craigs Crescent.

The house has a stone frontage with rendered sides and rear whilst the roof is hipped and finished in slate. The house is characteristic of those in the street.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

It is proposed to erect a single storey flat roofed extension to the side which wraps round the rear of the house, a roof extension and a large dormer window on the rear roof plane. An existing conservatory on the south side of the house will be removed to facilitate the proposed development.

The proposed extension will be set back from the front of the house and extend to approximately one metre from the southern boundary. It will extend approximately 4.3m into the rear garden.

The roof extension will result in the hipped roof being altered to form a gable end.

The proposed materials include a render finish to the walls to match the house. The roof extension will be finished in slate.

The dormer window will be set up from the eaves, down from the ridge and in from the sides of the roof. The face and sides of the dormer will be rendered to match the house.

The drawings also show a rooflight on the front roof plane. This alteration constitutes permitted development under Part 1, Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

Previous Scheme

The rear dormer was located in close proximity to the roof edge. This was adjusted to roughly match the space between the roof edge and the dormer on the opposite side.

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, it needs to be considered whether:

- a) The proposals will have an adverse effect on the character and appearance of the house or the surrounding area; and
- b) The proposals adversely affect neighbouring residential amenity.

a) Character and Appearance

The proposed single storey extension is of a subservient scale, a simple design in materials to match the house.

It covers less than one third of the rear garden area thereby complying with guidance and respecting the spatial pattern of the surrounding area.

The gable ended roof extension does not respect the existing hipped roof form of the house or that of its neighbour. Whilst there are properties within the street with gable ended roofs, these are localised. In this locale, hipped roofs are the predominant roof form. As a result, the new gable end would unbalance the appearance of the pair of semis making them appear an incongruous feature in the street. The resultant design will harm not only the appearance of the original houses but also the character and appearance of the wider area.

The dormer window is large but is located to the rear of the house, set down from the ridge, up from the eaves and in from the sides of the roof and as a result sits comfortably on the roof without dominating it.

Overall, the proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

b) Residential Amenity

The proposals comply with non-statutory guidance in relation to daylighting and sunlight in respect of the property to the south.

In respect of the property to the north (24), the extension complies with non-statutory guidance in relation to daylighting. In relation to sunlight, it will result in approximately 3.6 sq.m. of overshadowing above that considered to have no adverse effect in guidance. However, this only affects 3% of the (121 sq.m.) neighbouring rear garden and as such it is concluded that there will be no unreasonable loss of sunlight as a result of the proposals.

In respect of privacy, two small windows are proposed on the south side of the extension. These are within nine metres of the boundary. However, the windows will look out onto the gable of the neighbouring extension and no privacy concerns arise. Larger window and door openings are proposed on the east side of the extension. These are within nine metres of the rear boundary. However, the affected boundary is delineated by a two metre high timber fence and no privacy concerns arise.

The dormer window complies with guidance in relation to privacy.

Overall, the proposals will not adversely affect neighbouring residential amenity.

CONCLUSION

In conclusion, the proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area. Refusal is recommended. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. By reason of the roof form proposed, the proposals will have a detrimental effect on the character and appearance of the pair of semis, the street and the surrounding area contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Neighbours have been notified the application. No letters of representation have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

**Statutory Development
Plan Provision**

Urban Area - Edinburgh Local Development Plan

Date registered

28 March 2019

Drawing numbers/Scheme

01, 02A, 03 and 04A

Scheme 2

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Brian Fleming, Senior planning officer
E-mail:brian.fleming@edinburgh.gov.uk Tel:0131 529 3518

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

Consultations

No consultations undertaken.

END