

Development Management Sub Committee

Wednesday 11 November 2020

**Application for Planning Permission 20/03302/FUL
at 137 Curriehill Castle Drive, Balerno, EH14 5TB
Single storey side and rear extension.**

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders. 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 20/03302/FUL at 137 Curriehill Castle Drive, Balerno, EH14 5TB. Single storey side and rear extension.

Recommendations

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

Background

2.1 Site description

The property is a semi-detached residential dwelling with front and rear gardens.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for a single storey wrap around extension to the side and rear elevations of the property.

Committee consideration is required for the aforementioned proposal as the applicant is a Council officer within Planning.

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 proposal is of an acceptable scale, form and design and accords with neighbourhood character;
- (b) The proposal will result in an unreasonable loss of neighbouring amenity;
- (c) Any impacts on equalities or human rights are acceptable and
- (d) Any public comments raised have been addressed.

(a) Scale, form and design and neighbourhood character

The proposed single storey rear extension is of a simple design that will sit comfortably within that elevation of the building. The layout and scale of this proposal is in keeping with the spatial pattern of the area and does not represent overdevelopment on the site. The proposal would have a subservient and subordinate relationship with the host property. The proposed materials and fenestration design provide a suitable contrast to the original building and are acceptable in this location.

The proposal complies with Edinburgh Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

(b) Neighbouring amenity

The proposal was assessed in terms of neighbouring amenity, specifically the impact upon privacy, daylighting and overshadowing. No unacceptable impacts were identified.

The proposal would not result in an unreasonable loss of neighbouring residential amenity. The proposal complies with the non-statutory Guidance for Householders with respect to daylight, sunlight and privacy and Local Plan Policy Des 12.

(c) Equalities and human rights

No impacts were identified.

(d) Public Comments

Two representations were received from one member of the public.

The initial representation objected to the application and queried the measurements and the second representation withdrew the original objection.

Conclusion

The application for development is in accordance with the Edinburgh Local Development Plan as it complies with policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders.

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.

Committee consideration is required as the applicant is a Council officer within Planning.

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

The application was advertised on 21 August 2020 and two letters of representation were received from the same member of the public.

These are addressed in section 3.3 (d).

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	12 August 2020
Drawing numbers/Scheme	01-04, Scheme 1

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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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