

# Development Management Sub-Committee Report

**Wednesday 30 March 2022**

**Application for Planning Permission  
11 Boswall Green, Edinburgh, EH5 2BD.**

**Proposal: Internal alterations, extension to side and rear of property.  
Conversion of attic complete with dormers to front and rear. (as amended).**

**Item – Committee Decision  
Application Number – 21/06503/FUL  
Ward – B04 - Forth**

## **Reasons for Referral to Committee**

This application has been referred to the Development Management Sub Committee at the request of a Ward Councillor.

### **Recommendation**

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

### **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. The deviation from overshadowing guidance is justified and will not have a significant adverse impact on neighbouring amenity. There are no material considerations which outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

The site is a detached bungalow located on the south side of Boswall Green facing onto an area of open space associated with Wardie Bowling Club. The surrounding area is residential in character.

## Description of the Proposals

The proposals are for the erection of single storey side and rear extension to the northeast of the house. The extension will have a flat roof and have an irregular shape to the rear to follow the site boundary. New windows and doors are to be grey timber.

Dormer windows are proposed to the front and rear elevation. To the rear, this will extend down to eaves level and have a timber clad finish. To the front, the cheeks and face will be finished in slate to match the roof of the existing house with a rendered face.

An additional single storey garage extension is proposed to the south west of the house. This element of the proposals is permitted development.

### Scheme 1

The scheme has been amended to reduce the width of the proposed front dormer window and change the materials.

#### **Relevant Site History**

No relevant site history.

#### **Other Relevant Site History**

None.

#### **Pre-Application process**

There is no pre-application process history.

#### **Consultation Engagement**

No consultations undertaken.

#### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 21 January 2022

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** Not Applicable;

**Site Notices Date(s):** Not Applicable;

**Number of Contributors:** 1

## Section B - Assessment

### **Determining Issues**

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations and
- any other identified material considerations.

## **Assessment**

To address these determining issues, it needs to be considered whether:

### **a) The proposals comply with the development plan.**

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Design policies Des 12.

The non-statutory Guidance for Householders is a material consideration that is relevant when considering policy Des 12.

#### Scale, form, design and neighbourhood character

The proposed side and rear extension to the northeast of the original house will be subordinate in relation to the scale of the existing house, and will be appropriately set back from the front building line. The use of a flat roof is an acceptable design solution and is supported in Guidance for Householders.

The extension will occupy less than one third of the original rear garden ground and will be finished in rendered walls to match the original house.

The proposed front dormer window will occupy less than one third of the average roof width, with clear visible expanses on all 4 sides in accordance with Guidance for Householders. There are already examples of dormer windows in the immediate surrounding area, this alteration will not have an adverse impact on the residential character of the area.

The proposed rear dormer will be larger in scale and will use a contrasting timber cladding finish. Guidance for Householders states, "*On rear elevations which are not publicly visible or not readily visible from public viewpoints a larger dormer may be acceptable where this fits in with the character of the building and surrounding area.*"

The proposed rear dormer will not be located in a prominent position and several neighbouring properties already have large rear dormer windows. The proposed design is acceptable.

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

### Neighbouring Amenity

With respect to privacy, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'.

The proposed extension will extend the full length of the mutual garden boundary with 9 Boswall Green, which has a smaller garden than the application site. However, in terms of the application site itself, the extension will project a maximum of 4.1 metres from the rear elevation of the existing house and the rear element will occupy less than 10% of the original garden ground.

Guidance for Householders advises that development over a height of 2.4 metres has the potential to cause overshadowing to neighbouring garden ground when the orientation of the site is taken into account. The proposed extension will have a height of 2.5 metres which is only marginally in excess of this standard. The impact of additional overshadowing will cover an area of garden ground which is occupied mainly by a hedge in the neighbour's garden, and an area of ground to the rear of their garage. Given that these spaces have a low amenity value to the occupiers of the adjacent property, a deviation from the guidance is justified.

There will be no loss of daylight to habitable rooms of neighbouring properties and the proposals comply with guidance in terms of privacy. The rear dormer window will provide daylight to non-habitable rooms and circulation spaces only.

The proposals will not result in any unreasonable loss to neighbouring amenity.

### **Conclusion in relation to the Development Plan**

The proposals are compatible with both the existing building and neighbourhood character and do not result in an unreasonable loss of neighbouring amenity. Therefore, the proposals comply LDP policy Des 12 and the overall objectives of the Development Plan.

### **b) There are any other material considerations which must be addressed.**

The following material planning considerations have been identified:

#### SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

### Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

### Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

### Public representations

Neighbour notification was carried out on 20 December 2021. An additional neighbour who had not been notified originally was identified and a further neighbour notification to this single address was carried out on 21 January 2022.

One objection was received from the Granton and District Community Council.

### *material considerations*

- Dormers to the front would change the streetscape.
- Extension is subservient to the original house.

These issues have been addressed above.

### **Overall conclusion**

The proposed works to the dwelling are in accordance with the Development Plan. The works are compatible with the existing dwelling and surrounding neighbourhood character and will not result in an unreasonable loss of neighbouring amenity. There are no material considerations which indicate that the proposal should be refused. Therefore, the proposal is acceptable.

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;-

### 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.

### Background Reading/External References

To view details of the application go to the [Planning Portal](#)

**Further Information - Local Development Plan**

**Date Registered: 13 December 2021**

### Drawing Numbers/Scheme

01, 02, 03A

Scheme 2

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Appendix 1

**Summary of Consultation Responses**

No consultations undertaken.

**Location Plan**



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