

# Development Management Sub-Committee Report

**Wednesday 18 September 2024**

**Application for Planning Permission  
8 West Caiystane Road, Edinburgh, EH10 6RS**

**Proposal: Internal alterations to existing bungalow, energy improvements to exterior including PV and heat-pump, removal of chimney stacks, extension of building envelope adjacent to north boundary wall.**

**Item – Committee Decision  
Application Number – 24/02709/FUL  
Ward – B08 - Colinton/Fairmilehead**

## **Reasons for Referral to Committee**

### **Recommendation**

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

### **Summary**

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, are considered to provide due regard to global climate and nature crisis 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 A – Application Background**

### **Site Description**

The application premises is a detached dwellinghouse situated on the western side of West Caiystane Road. The surrounding area is residential in nature and is characterised by similar style dwellings.

### **Description of the Proposal**

The proposal seeks planning permission for the following :

- Increasing the height of the existing side garage and part of the side/rear extension and constructing a new side extension element between these two features to create a continuous side/rear wraparound extension.

- The erection of 12 photovoltaic solar panels on the roof of the existing rear extension.
- The installation of an air source heat pump (ASHP) adjacent to the rear elevation of the premises.

### **Permitted Development**

- The proposed photovoltaic solar panels are permitted development under class 6HA of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and do not require planning permission.
- The proposed air source heat pump is permitted development under class 6H of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and do not require planning permission.

No assessment of the merits of these aspects of the proposal is required.

### **Supporting Information**

Site Photos

### **Relevant Site History**

00/00119/FUL  
8 Caiystane Road West  
Edinburgh  
EH10 6RS  
Alter and extend dwelling house.  
Granted  
17 February 2000

### **Other Relevant Site History**

No relevant history

### **Pre-Application process**

There is no pre-application process history.

### **Consultation Engagement**

No consultations undertaken.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 14 June 2024

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

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

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

**Number of Contributors:** 0

## Section B - Assessment

### Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

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:

- 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?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Policy 1
- NPF4 Policy 16g
- LDP Design policies Des 12

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF4 policies 1 and 16g, and LDP policy Des 12.

### Global climate and nature crisis

Policy 1 of NPF4 prioritises the climate and nature crisis in all decisions. It has been applied together with other policies in NPF4 and the overall intended outcome of NPF4. The proposal will have a positive impact on sustainability and the environment as it involves the provision of micro renewable technologies. On balance, the proposed development does not conflict with the intended outcomes of NPF4 and thus, complies with NPF4 Policy 1.

### 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 complies with NPF 4 policy 16g) i) and LDP Policy Des 12a).

### Neighbouring Amenity

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

The proposal will result in a small increase in overshadowing to the premises to the north. However, this overshadowing will predominantly fall on a side access path and the majority of the neighbouring rear garden will not be affected.

The proposal will not result in loss of daylight to any neighbouring premises.

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

The proposal complies with NPF 4 policy 16g) iii) and LDP Policy Des 12b) and c).

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

The proposals have due regard to global climate and nature crisis, are of an acceptable scale, form, and design, are compatible with both the existing building and neighbourhood character and do not result in an unreasonable loss of neighbouring amenity. Therefore, the proposals broadly comply with 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:

### Emerging policy context

On 5 April 2024, the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. On 27 June 2024, the Council accepted the recommendations and modifications required to the Proposed City Plan 2030. The Proposed City Plan 2030 has now been submitted to Scottish Ministers for their final consideration. At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the adoption of the plan.

### 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

No comments have been received.

### **Conclusion in relation to identified material considerations.**

The proposals do not raise any issues in relation to other material considerations identified.

### **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, are considered to provide due regard to global climate and nature crisis 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;

### **Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.

## Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

## Informatives

It should be noted that:

1. 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.
2. 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.
3. The proposed Air Source Heat Pump (ASHP), detailed on drawings 04 and 05 is assessed as permitted development under Class 6H, on the basis that the ASHP complies with the product and installation standards for Air Source Heat Pumps specified in the Microgeneration Certification Scheme MCS 020. In the event that it is found that the ASHP does not comply, the Local Planning Authority reserves the right to undertake remedial action.

## Background Reading/External References

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

**Further Information - [Local Development Plan](#)**

**Date Registered: 12 June 2024**

**Drawing Numbers/Scheme**

01 - 05

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

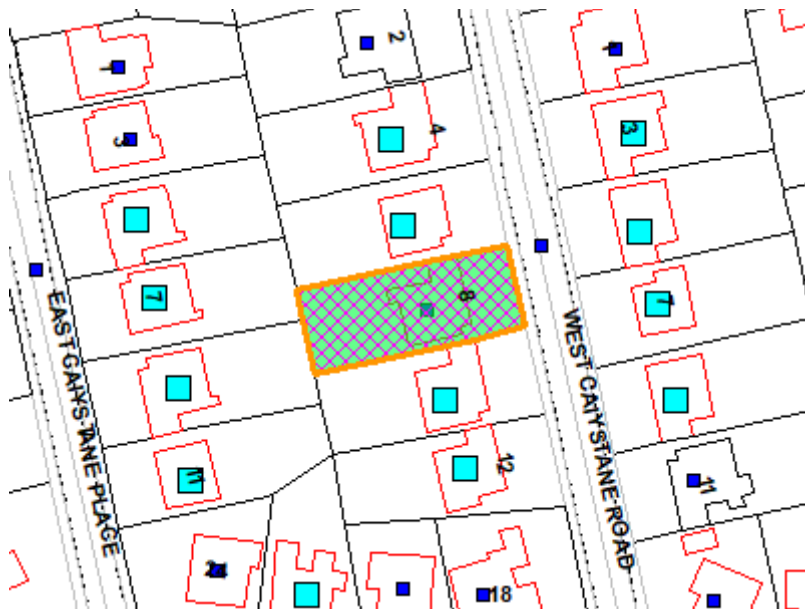
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Appendix 1

**Summary of Consultation Responses**

No consultations undertaken.

**Location Plan**



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