

Services
EH13 0QF

STUART HANNAH Architectural
9 Bonaly Brae, Edinburgh.

Telephone :

4 December 2023

City of Edinburgh Council
Planning Department
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG.

Dear Sirs,

PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSION AND TWO STOREY REAR EXTENSION AT 38 THOMSON DRIVE, CURRIE, EDINBURGH. EH14 .

Please find enclosed application for Planning Permission for the above.

The proposal is to extend the house to provide accommodation for a single family with six bedrooms, with adequate bathrooms, and to provide a separate lounge from the dining/living/kitchen.

There are various front extensions along Thomson Drive, including a front extension to No. 40 Thomson Drive. The front extension has been designed to accommodate the door to the Ground Floor Accessible Shower Room.

With No. 36 Thomson Drive being a single storey bungalow, it was considered that the two storey extension be located to the rear, rather than a two storey gable to gable side extension which will provide a more sympathetic streetscape view for the Front Elevation.

This does cause a slight impact on sunlight to No. 40 Thomson Drive and we have attached a sunlight analysis for the proposals.

The loss of any sunlight to the rear garden is unaffected until 13.00 hours. This provides sunlight for the whole of the rear garden from 06.30 until 13.00 which gives potential sunlight to the whole of the rear garden for 55 % of the day at the equinox. At 15.45, shading covers 26.25 m², of a 210 m² rear garden, which is 12.5% shading of the rear garden at this time of the equinox. Therefore the

potential sunlight is far in excess of the 3 hours for half the garden area to be acceptable in the Guidance for Householders.

Shading to No. 36 Thomson Drive is predominately limited to the garage and driveway of a gable to gable development and the rear garden is relatively unaffected.

We have also attached a daylighting plan to demonstrate compliance with the Guidance for the protection of daylight to the adjoining properties.

There are three number new side windows proposed, with one existing window removed, which are all located within the sides of the existing property which is gable to gable development.

Should you require any further information or have any queries, please do not hesitate to contact me.

Yours Faithfully

Stuart Hannah
for Stuart Hannah Architectural Services.

