

**Full Planning Application  
at  
10B Mayfield Terrace  
Edinburgh  
EH9 1SA**

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**Development Quality Sub-Committee  
of the Planning Committee**

**Proposal:** Demolition of conservatory and erection of bedroom on similar plan  
**Applicant:** Mr + Mrs Docwra  
**Reference No:** 04/03132/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The door and window frames of the development hereby approved shall be painted white to the satisfaction of the Head of Planning and Strategy.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

## **2 Main report**

### **Site description**

The site lies on the south side of Mayfield Terrace. The property is a main door ground floor flat within a three-storey block. To the rear of the property is an existing timber conservatory. The garden area is bounded on all sides by a high stone wall.

The area is predominantly residential and lies within the Blackett conservation area. It is not listed.

### **Site history**

November 1992 - Planning Permission granted to erect a conservatory (A 02177 92).

### **Development**

The proposal is to demolish the existing conservatory and erect a single storey extension. The extension will measure 3.6 metres in depth and 4.8 metres in length with a flat roof. Two timber sash and case windows are proposed on the front and east elevation. The materials are stone, render and lead to match the existing. This will provide an additional bedroom.

It is also proposed to remove an existing rear window and replace it with timber french doors.

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbour Notification was carried out on 16 August 2004 and the application was advertised on 3rd September 2004. Two letters of objection were received. The main grounds of objection are as follows: -

- Adverse effect on conservation area.
- Impact on the privacy for users of the garden.
- Design and visual appearance.
- Choice of materials.

## **Policy**

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses. It also lies within the Blackett conservation area.

### Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this is not the case;
- Do the proposals comply with the development plan?
- If the proposals do not 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?

## ASSESSMENT

To address these determining issues, the Committee needs to consider whether a) the scale and design of the proposal is acceptable in this location and preserves or enhances the character and appearance of the conservation area and b) there will be any adverse impact on residential amenity.

a) The proposed extension has been designed to reflect the form of the existing dwelling and will be marginally bigger than the footprint of the existing conservatory. The overall scale and design of the extension is considered appropriate. The materials match the property and are of a high quality.

The french doors are also proposed at the rear of the property and are considered appropriate in terms of style and design to the property.

The extension is to be built on an existing area of hardstanding and therefore complies with Villa Policy as there will be no further loss of green space.

b) In terms of residential amenity there is a high stone wall on all sides of the property therefore there is adequate screening to protect the privacy of the adjoining neighbours. The garden is shared with the two properties above. It is considered that the proposed extension will not create any additional privacy issues. The proposal complies with the Council's non-statutory guidelines on Daylighting, Privacy and Sunlight.

It is considered that the proposals preserve the character of the property and the conservation area and have no adverse impact on the amenity of adjoining neighbours.

It is recommended that Committee approves this application subject to the conditions stated.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

**Ward affected** 49 -Newington

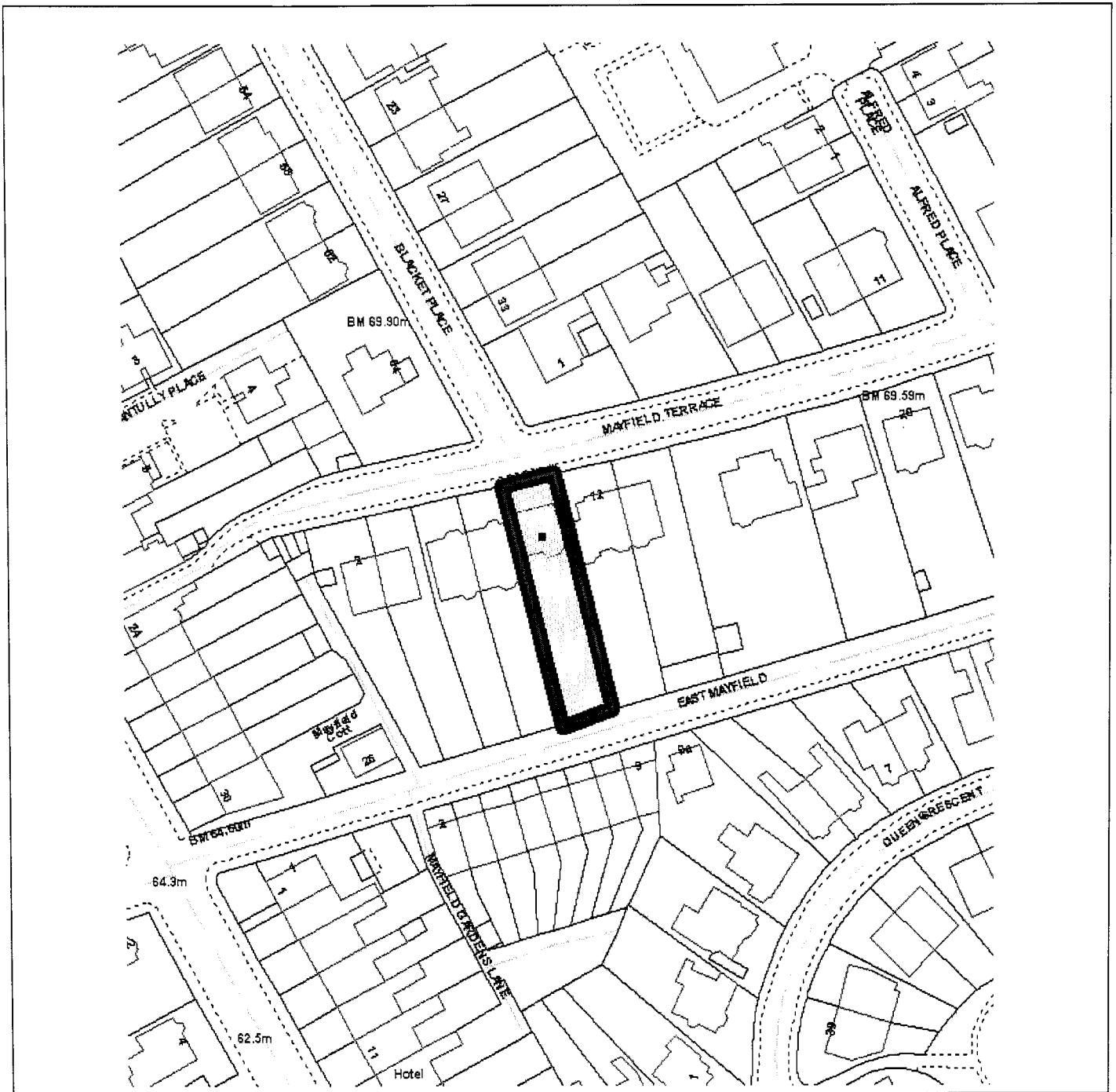
**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 24 August 2004

**Drawing numbers/  
Scheme** 01-02



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# **PLANNING APPLICATION**

<b>Address</b>	<b>10B Mayfield Terrace, Edinburgh, EH9 1SA</b>		
<b>Proposal</b>	<b>Demolition of conservatory and erection of bedroom on similar plan</b>		
<b>Application number:</b>	<b>04/03132/FUL</b>	<b>WARD</b>	<b>49- Newington</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			