

Full Planning Application
at
35 Colinton Mains Road
Edinburgh
EH13 9AP

Development Quality Sub-Committee
of the Planning Committee

Proposal: Attic conversion with 1 dormer to front + 2 velux, 2 dormers to rear, existing accommodation altered
Applicant: Mr Hulbert
Reference No: 04/01753/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The applicant's property forms part of a 'four in a block' property. The property is externally finished in rough cast, with brick detailing, and orange tiles to the roof.

Site history

There is no relevant planning history for this site.

Development

The application is for the erection of a dormer window on the front elevation and two dormer windows on the rear elevation.

The application is for the erection of one dormer to front of the property and two dormer windows to the rear of the property. The front dormer is to be 2.7 metres wide. The dormer is to be positioned 0.4 metres from the ridge of the roof and 0.6 metres from the eaves of the roof. To the rear of the property, two dormer windows are proposed, one dormer is proposed to be 2.2 metres wide and one is to be 1.9 metres wide.

Consultations

No consultations undertaken.

Representations

One letter of representation was received from the neighbour of the flat below the applicant's property. They raised concerns regarding legal issues over the maintenance costs over the roof and also structural issues due to the extent of the proposal.

Policy

The application site is allocated for residential purposes on the South West Edinburgh Local Plan, where residential character and amenity are to be protected. The site is similarly allocated on the draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other

garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Draft West Edinburgh Local Plan

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-Statutory Guidelines

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

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

-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?

ASSESSMENT

To address the determining issues, the Committee needs to consider:

- a) Whether the design of the proposal is satisfactory,
- b) Whether the proposals are detrimental to residential amenity.

a) The widths of the proposed dormers are acceptable in terms of the guidelines on House Extensions and Alterations. The two proposed dormers at the rear of the property are to be positioned 0.4 metres from the ridge of the roof and 0.6 metres from the eaves of the roof. Although the position of the 3 proposed dormer windows in relation to the ridge of the roof doesn't strictly apply to the guidelines it is viewed as satisfactory.

The proposed dormer windows are to be externally finished in timber cladding, although this does not match the existing property it is viewed as a suitable alternative for the area.

The proposed alterations and extensions will not have any detrimental impact on the building or the visual amenity of the area.

b) In terms of privacy the proposed dormer windows at the rear are acceptable, a distance of approximately 26.0 metres will be maintained between the applicant's property and the closest neighbour opposite. To the rear, the dormers will overlook the lower flat's garden, but this is already overlooked by the rear windows of the application property.

The proposed alterations will not have any detrimental impact on residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Kirsten Owen on 0131 529 3793

Ward affected 44 -Firrhill

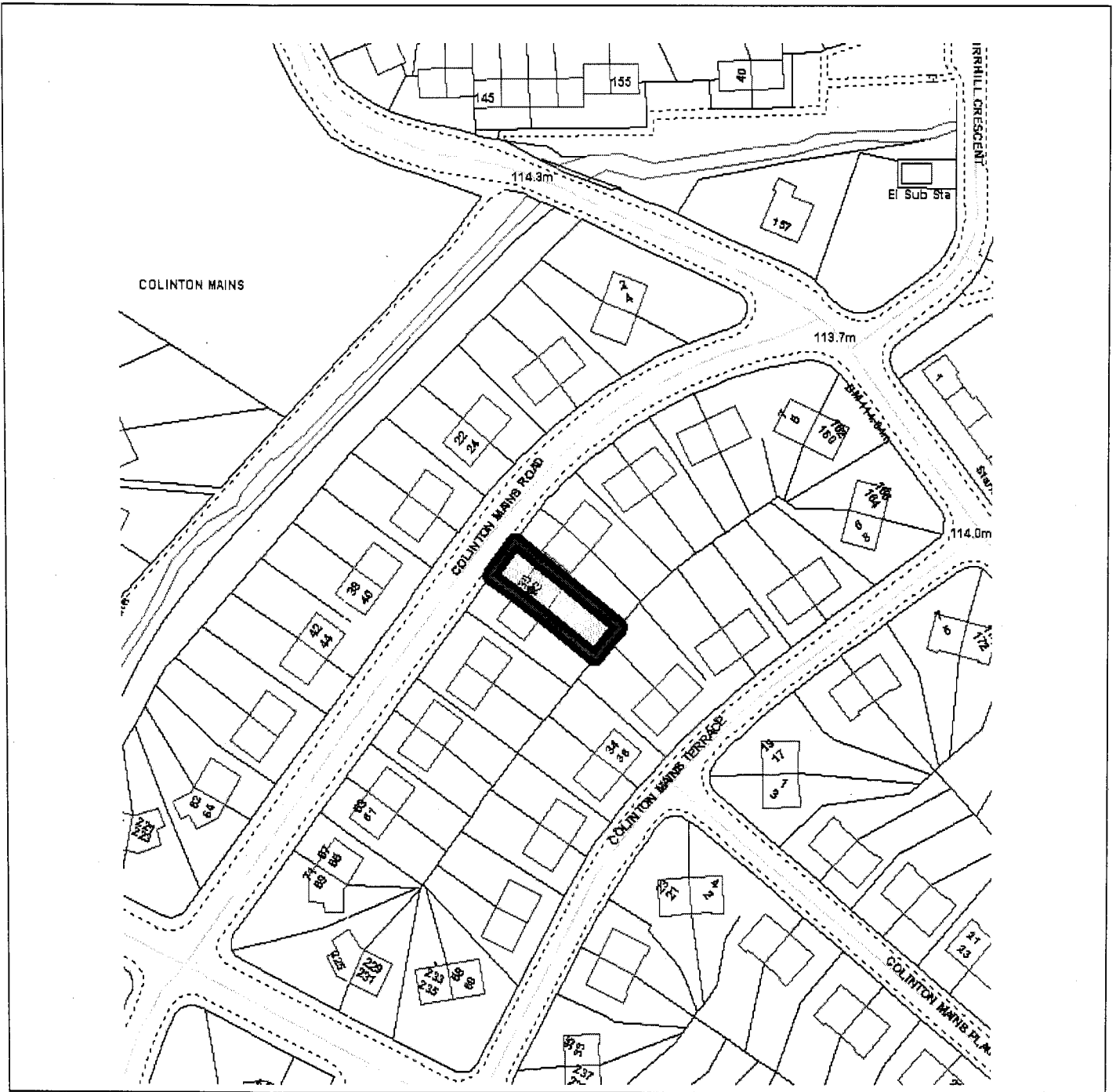
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 12 May 2004

**Drawing numbers/
Scheme** 01, 03, 04



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY