

**Full Planning Application
at
15 Dalkeith Street
Edinburgh
EH15 2HP**

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

Proposal: Alter and extend dwelling
Applicant: Mr + Mrs Jamieson
Reference No: 04/00877/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 group, 15 to 21 Dalkeith Street, are cottage-form terraced houses, accessed from the north, in the form of a small mews style lane, which they all stand directly upon.

No 15, as last in the group, has a definable area at the end of the lane, with a storage building upon it. It is this area which is proposed for redevelopment.

The group of four all receive their amenity from large, enclosed, front gardens.

The group of four forms part of a line of terraced properties. The closest house to the extension (to the west) has a very large rear garden adjacent to the site. To the north, small back gardens tend to be filled with outbuildings and garages, and again amenity is largely from enclosed front gardens.

All lie within the Portobello Conservation Area.

Site history

There is no relevant planning history for this site.

Development

The application proposes a single storey rear kitchen extension, 3.5m x 6m, with a low-pitched roof of lead and glass, plus the creation of two traditional dormers to the rear.

The application was amended to ensure privacy was maintained to the neighbouring garden.

Consultations

No consultations undertaken.

Representations

The application was advertised on 2nd April 2004.

One representations was received from the neighbour to the west.

This objected on grounds of loss of amenity, loss of privacy and overshadowing. The proposal was also considered out of character.

It was pointed out that the proposal would require screening to maintain privacy. Addition of screening could cause further loss of daylight.

Policy

The property lies in an area of Housing and Compatible Uses and in the Portobello Conservation Area as shown in the NEELP.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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

CONSERVATION AREA CHARACTER

Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original, two-storey, early 19th century buildings, as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and the construction of several modern buildings. The remainder of the area includes an abundance of fine Georgian (and later) villas, as well as a robust stock of Victorian tenements, public buildings and churches. In total there are 179 listed buildings within the Conservation Area, including groups of particular interest in Brighton Crescent and Brighton Place.

DETERMINING ISSUES

The determining issues are:-

Do the proposals harm the character or appearance of the conservation area? If they do, there is a presumption against the granting of consent.

Do the proposals comply with the development plan?

If they do, are there any compelling reasons for not approving them?

If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application, the Committee should consider the following issues a) the effect of the scale, form and design on the character and appearance of the conservation area b) the effect on neighbouring amenity c) effect on the amenity of the existing house/open space considerations d) parking.

a) The proposal lies at the far end of a dog-leg on a narrow private lane, and is not visible from any public area.

The ground floor element of the proposal will have no effect on the character or appearance of the conservation area. There is no objection to the modern design of this element in this context.

The two new dormers occupy only 1.8m width each on a roof of width 11m, i.e. 33%. Policy allows 50% coverage as two dormers. Form and design are fully compatible with the existing house. Windows are timber sash and case in line with policy.

b) The ground floor extension, as originally proposed, was elevated and glazed to the side, so as to cause loss of privacy to the property to the west. This has been amended to customise a solution relating to the existing angled boundary wall, which rises sharply in height to the north. The section of glazing facing the mutual boundary now has a louvered detail that will prevent overlooking. This rises to above head level in the room. The deck adjacent to the lower section of boundary wall is also deleted and replaced by an area of low planting.

To the north the extension only faces the back of outbuildings. To the east windows face the access lane.

In relation to the proposed dormers, these are only 5.5m from the boundary to the north and only 14m from the rear of 21 Joppa Road. However, like this terraced group, that property derives its amenity largely from its front garden, and to the rear there is a collection of outbuildings. These largely screen the few windows that that house has facing the development, and most apartments appear to face the garden. It is also noted that each of the other three units in the group has a first floor window in a more onerous position than that proposed, in relation to the northern boundary. The effect on privacy is therefore considered negligible, and the relationship of the dormers to the boundary is considered acceptable.

This solution avoids the overshadowing which arises from screening on the boundary. The extension is sufficiently back from the boundary as to cause no overshadowing in policy terms, and Skylight Factor in the nearest section of neighbouring garden remains 40 out of 40.

c) The property derives the majority of its amenity from a large front garden, rather than the small rear area.

Since the area in question is not (and never has been) a garden area, policy guidelines relating to loss of garden do not apply.

d) Although awkward to use, the proposal removes the only potential on-site parking provision from the property. Since this area is a tandem space to the neighbouring property it is of little parking value. Residents in the group generally park on the road to the front, where space is readily available.

There is no objection to the proposal on parking grounds.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 40 -Milton

Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses/Portobello Conservation Area

File AF

Date registered 24 March 2004

**Drawing numbers/
Scheme** 1-2, 5-7
Scheme 2



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PLANNING APPLICATION

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