

**Full Planning Application
at
11 Ettrick Road
Edinburgh
EH10 5BJ**

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

Proposal: Infilling pend space between extension and boundary wall
(in retrospect).
Applicant: Mr Salway
Reference No: 04/01267/FUL

1 Purpose of report

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

Conditions

1. The corridor extension shall be reduced back to the building line shown in the approved drawing 919/21 Rev.A within two months of the date of this consent

Reasons

1. In the interests of the appearance of the conservation area and to prevent enforcement action being taken

2 Main report

Site description

The site is the front part of a stone built villa on the east side of the street. The villa has previously been sub-divided into three units, extended, and a dwelling built in the back garden.

The building is category 'B listed (Merchiston Ward) and was designed by Robert Raeburn in 1875 with an 'L' plan, two storeys and an attic.

The site is in the Merchiston and Greenhill Conservation Area.

Site history

March 1998 - Planning permission and listed building consent granted to increase the height of the existing stone wall to the front elevation (3155/97/FUL).

August 1998 - Planning permission and listed building consent granted to alter and extend the dwellinghouse (single storey side extension for a kitchen/breakfast room with slate and lead roof, stone to front and render with stone detailing to rear) (860/98).

May 1999 - Planning and listed building Enforcement Notices served for the removal of a timber boundary fence (473.97).

August 2002 - Planning and listed building consent granted for alterations to consent for extension to side of house, formation of timber decked area to rear with glass roof over table garden (02/2131/FUL/LBC)

Development

This is a retrospective application to fill in the area between the existing extension and the boundary walls to the south-east and the north-east. This has been done by forming a sloping lead roof over the south-east section and a glazed roof over the north-east section. A stone screen wall with a fully glazed door has been formed to the front between the extension and the boundary wall.

The applicant wishes to keep as much of the corridor/link for storage as possible but is willing to reduce the corridor back behind the building line by 1.7 metres and alter the stone door screen with lead coping to a vertically boarded timber screen with gate, which will appear more like a side garden gate and screen with the more solid structure behind it. The majority of the corridor is screened to the south by the neighbour's garage.

Consultations

No consultations undertaken.

Representations

The application was advertised on 23 April 2004. One letter of representation has been received from Merchiston Community Council on the grounds that:

- Retrospective consent should not be granted just because construction is complete.
- The storage link is totally inappropriate to a building of this quality in the conservation area.
- Neighbours fear for the safety of the mutual boundary wall to which is attached the 'extension to an extension'.

Policy

The site is allocated as Housing and Compatible Uses in the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 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.

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

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.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 proposals have an adverse impact on the character or appearance of the conservation area;
- b) whether the proposals adversely affect the building or its setting;
- c) whether the proposals are detrimental to residential amenity

a) The character of Merchiston and Greenhill Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Dominated by Victorian villas set in extensive gardens, this conservation area consists of the three former estates of Greenhill, East Morningside and Merchiston, which were developed from 1840. The area contains many listed buildings as well as the notable grouping of churches at Holy Corner. The main threat to the area is the over-development of villa grounds and erosion of garden space and boundary walls through the sub-division of property."

The infilling of this area between the boundary walls has a minimal impact on the character or appearance of the conservation area. From the front of the villa there will still be a gap between the extension and the south boundary wall which will preserve the detached character of the building in the conservation area. This had been accentuated by the revised proposal which sets the front line of the infill further back and creates a front door which appears as a garden gate.

b) There is no adverse impact on the building or its setting. The proposals mainly relate to a later extension and the relationship to the original listed villa is unaffected.

c) The works are within the boundary walls of the applicant's property. There is no privacy infringement and the sloping roofs cause no overshadowing. A gazebo type structure was also placed at the front. This structure has since been taken away.

The issues of wall maintenance and safety are not planning matters and it is considered that the objector's comments have been met by the reduction in the length of the built corridor and its revised appearance.

Enforcement have been asked to investigate a shed in the front garden in light of the objector's comments.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting and have no detrimental impact on residential amenity.

There are no material planning considerations which outweigh this conclusion.

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 45 -Merchiston

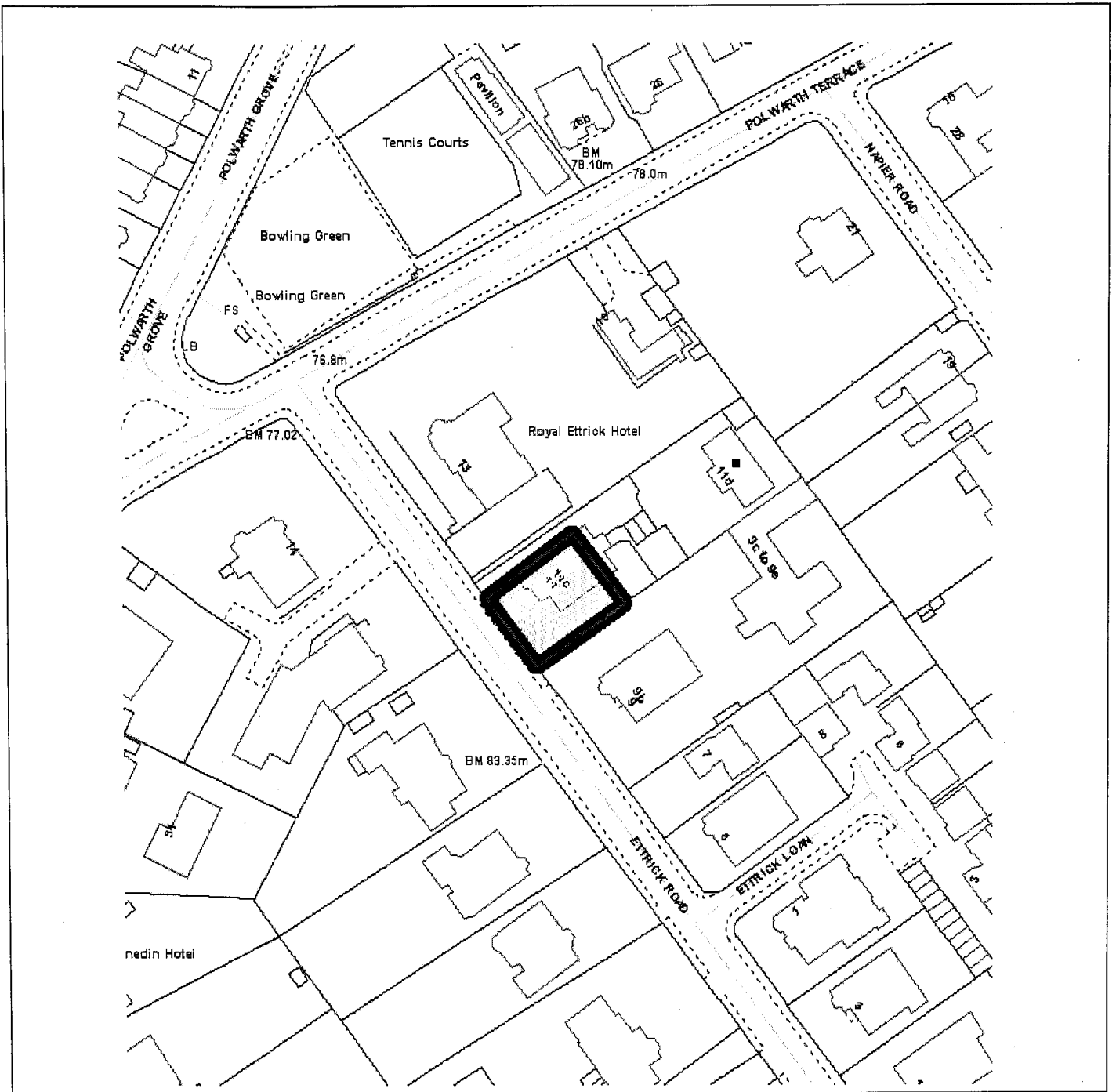
Local Plan CELP

**Statutory Development
Plan Provision** Residential Uses

File

Date registered 6 April 2004

**Drawing numbers/
Scheme** 01 + 03
Scheme 2



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PLANNING APPLICATION

Address	11 Etrick Road, Edinburgh, EH10 5BJ		
Proposal	Infilling pend space between extension and boundary wall (in retrospect).		
Application number:	04/01267/FUL	WARD	45- Merchiston
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			