

**Full Planning Application
at
6 Greenhill Gardens
Edinburgh
EH10 4BW**

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

Proposal: Demolish garage and erect summerhouse/ studio
Applicant: Mr + Ms Orłowski
Reference No: 03/03448/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 site is a two storey detached stone villa that has been converted into two flats. It is located on the west side of Greenhill Gardens. Similar style properties lie adjacent to the site. The site is located within the Merchiston and Greenhill Conservation Area. It is not listed.

Site history

Alter and erect access stair - granted 16/01/96

Development

Scheme 1

The proposal is for the erection of a summerhouse/studio with garden store in the rear south eastern corner of the applicants' garden. The proposed structure is to be positioned immediately adjacent to existing high stone boundary walls to east and south. A band of mature trees also lie adjacent to the proposal along the rear boundary to the east. The northern elevation which also incorporates a ground based timber deck faces out onto the applicant's garden.

The proposed accommodation also incorporates a shower facility and will have a dual purpose as a summerhouse for the applicants' family and also as a home based office facility for the applicants' architect/planning consultancy business. The applicant has confirmed that the nature of his business does not involve frequent customers or service deliveries as the majority of his business is carried out off the premises. There are no other employees and the applicant has confirmed that he has no intention to employ anyone.

The proposed external materials include natural cedar shingles with clear roof glazing in satin anodised aluminium frames. The wall finish is natural cedar boards. The external decking will be finished in hardwood and the windows and doors in softwood.

Scheme 2

Reduction in roof height by 0.5metre resulting in the alteration to roof design.

Scheme 3

Re-positioning of garden store from the front elevation to the rear, adjacent to rear wall/mature trees.

Consultations

Transport

I have no objections to the application.

Landscape

No objections to the proposal (confirmed verbally).

Representations

Scheme 1

Two letters of objection have been received. Those concerns raised are summarised as follows:-

1. overdevelopment and erosion of the garden area
2. the scale of the proposal is akin to a small domestic house
3. inappropriate scale, height, form and use of materials will have a detrimental impact upon the character and appearance of the conservation area and the setting of the next door property (no 8) which is listed category B.
4. adverse impact upon residential amenity.

Scheme 2

Two letters of objection received. The above concerns are reiterated. Further concern raised that the approval of this proposal would represent an unacceptable precedent.

Scheme3

Two letters of objection received. Previous objections have been restated. In addition there is further concern that the proposal is to be fixed to the communal boundary wall which is listed category B (listed building application required), the bulk of the summerhouse has moved closer to the rear of the existing dwellings which will affect residential amenity and the potential damaging impact to the mature lime trees at the rear.

Policy

Central Edinburgh Local Plan - Housing and Compatible Uses

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 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.

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 'WORKING FROM HOME' specify when the Council will require an application for planning permission for proposals to work from home.

3 Conclusions and Recommendations

Determining Issues

The determining issues are:

- do the proposals enhance or preserve the character and appearance of the Conservation Area? there being a strong presumption against the granting of planning permission if this is not the case.
- 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

In order to address the determining issues, Committee must consider whether a) the proposed summer house/studio is compatible with the character of the original villa and will have no adverse effect upon the character and appearance of the Merchiston and Greenhill Conservation Area, and b) the proposed summerhouse/studio will have any adverse effect upon the amenity of neighbouring occupiers.

a) The character of the Merchiston and Greenhill Conservation Area is summarised 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 overdevelopment of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The actual site of the proposal is at the very rear of the applicants' garden, set against a backdrop of mature lime trees and a high stone boundary wall. The site is not visible from public view. The structure will have a footprint of some 46m² and a height of 4.4metres, and is large for a garden building. However the applicants' property and neighbouring properties have extensive garden plots. It will not result in over-development of the plot. The structure will therefore respect the established building lines and spatial character of this villa property and the area as a whole. In terms of its height, only the roof will be visible from certain properties, as it will be situated behind a 2.5 metre high wall. In addition to the backcloth of mature trees, the rear stone wall in this location is approximately 3 metres in height in places. This will ensure that the studio/summerhouse is well screened from the rear.

The design is considered suitable for a summerhouse in that it has a temporary rather than permanent appearance. The style and materials proposed will not compete with the original villa. The summer house building is considered to respect the context of the site at the same time as creating an individual design of merit. It is therefore not considered that this structure will have an adverse effect upon the character of the original villa or the character and appearance of the conservation area as a whole.

Landscape has confirmed that the proposed structure will have no adverse impact upon the mature trees at the rear.

The proposed structure will abut the communal boundary wall (shared with 8 Greenhill Gardens - listed category B) but it will not be fixed to the wall. No listed building consent is therefore required.

b) The proposed summerhouse will have no adverse effect upon the daylight or privacy of neighbouring occupiers. It meets the 43-degree assessment as advocated by Non- Statutory Guidance.

The applicant has confirmed that he intends to use the building for his consultancy business, within the terms of the Council's guidelines on working from home.

In conclusion, the proposals are considered to respect the original property and the character and appearance of the Merchiston and Greenhill Conservation Area, and, will have no adverse effect upon the amenity of neighbouring occupiers.

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 Ian Dryden on 0131 529 3464 (FAX 529 3717)

Ward affected 47 -Marchmont

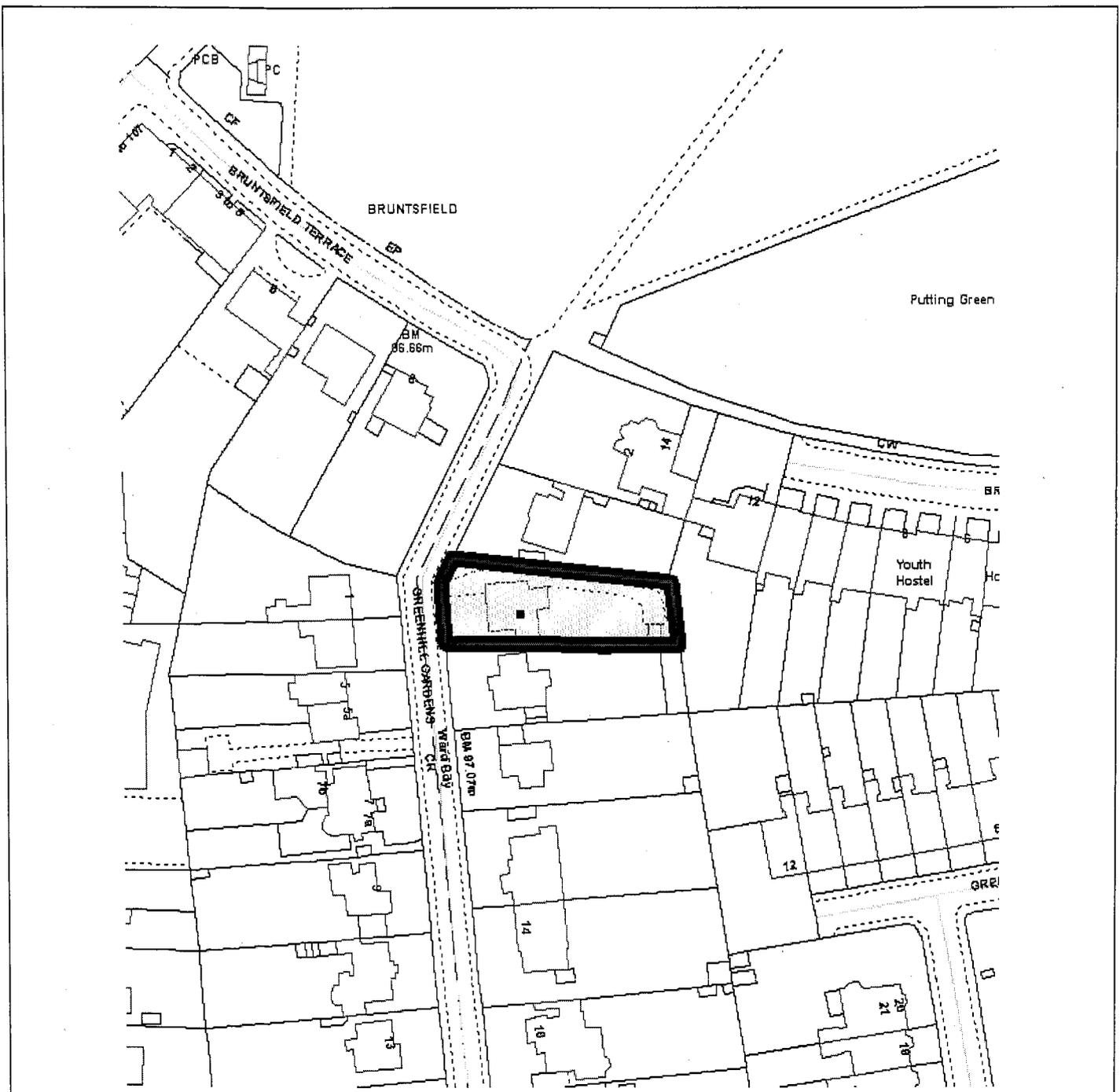
Local Plan Central Edinburgh Local Plan

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

File

Date registered 18 September 2003

**Drawing numbers/
Scheme** S3:04,07-09
Scheme 3



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PLANNING APPLICATION

Address	6 Greenhill Gardens, Edinburgh, EH10 4BW		
Proposal	Demolish garage and erect summerhouse/ studio		
Application number:	03/03448/FUL	WARD	47- Marchmont
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			