

Full Planning Application
at
104 St Stephen Street
Edinburgh
EH3 5AQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to existing flat to form a garden room with shower en-suite and a linked stair to the existing flat
Applicant: Mr + Mrs Black
Reference No: 04/01582/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. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

3. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.
-

2 Main report

Site description

This application relates to a first floor flatted property within a three storey and basement terraced property. The application site includes a large garden to the rear, which is approximately 30m at its longest point. The property is listed category B (A Group) and is within the New Town Conservation Area and World Heritage Site.

Site history

15.04.64 - Consent granted for rear extension for limited period of 15 years.

17.06.98 - Consent granted to alter property and change the use from printing works to nine flats (99/00097/FUL).

19.05.99 - Consent granted to form four flats (99/00715/FUL/LBC).

22.03.01 - Consent refused for garden room extension ancillary to existing dwelling (01/00037/FUL/LBC).

21.11.01 - Appeal against planning permission refusal dismissed. The reasons included:

- Design is intrusive.
- Over dominant feature.
- Finishes (zinc roof, steel frame with glazing and cedar cladding) would be unsympathetic to the traditional materials within the area.
- Would overlook other properties and probably result in some overshadowing of the dance school.

Development

This application is for the construction of a garden room extension within the rear garden and building a stair tower over a section of the existing bridge access.

The proposed garden room will be a single storey structure with a two-storey stair tower added to the existing bridge and extension. The proposed stair tower will be finished in natural stone to match the existing building with a flat roof to match the profile of the existing outshoot. The stair tower will retain an access doorway to the bridge and will have three slot windows.

The proposed garden room will be set at ground level and will face into the applicant's garden. The garden (east) elevation will be largely glazed with natural stone surrounds. The side elevations will be finished in render and stone. A low lying slot window is also proposed for the side (north) elevation. The roof of the garden room will take a barrel vaulted form and will be finished in copper. The existing access gate used by the applicants to access the garden will be covered by the proposed garden room.

The proposed structure will extend 7.3 metres into the garden and will be 3.8 metres deep. The proposed garden room will be approximately 3.2 metres high with the stair tower 6.2 metres high. An area of paving will be laid to the front and side of the garden room.

The drawings were amended to show existing features on survey plans and to correct a dimension.

Consultations

No consultations undertaken.

Representations

The application was advertised on 4 June 2004.

Three letters of representation were received.

Three neighbours objected to the proposals on the following grounds:

- Overshadowing.
- Reduction in open space.
- Interfere with maintenance.
- Conflicts with conservation area status.
- Interfere with amenity.
- Does not comply with house extensions guidelines.

Policy

The site is located within an area of Housing and Compatible Uses in the Central Edinburgh Local Plan.

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 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.

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 building or its setting;
- b) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) whether the design is satisfactory given the setting of the site;
- d) whether the proposals are detrimental to neighbourhood amenity.

a) The proposals have been submitted in light of the previous refusal and appeal decision with consideration made to the points raised in these decisions.

The proposed garden room has been reduced in height from the previous scheme to a single storey room set within the garden with the stair tower at two storeys stepping down from the existing outshoot.

The existing stone bridge, which links the application property with Circus Lane, will remain largely visible with a small section enclosed to allow access to the garden room. Previously the proposals fully enclosed the link bridge, whereas the current proposals allow the majority of this feature to remain exposed.

The location of the extension on this secondary elevation of this enclosed garden will respect the setting of the listed building and the listed buildings of Circus Lane.

The proposals will have no adverse impact on the building or its setting.

b) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."

Historic maps show the site between the Circus Lane mews buildings and the buildings on St. Stephen Street being used as a 'timber yard' with subsequent uses associated with the educational uses on St. Stephen Street. The maps appear to show structures within this area and there is no suggestion that this area formed part of any formal garden arrangement.

The enclosed nature of the application site area means that the proposed extension will not be visible from any public views and, whilst this area is overlooked by a number of neighbouring properties, the proposed extension will represent a modest addition to this sizeable garden area.

The current application has seen the proposals reduced in size from the previously refused scheme and is of a modest scale in keeping with the garden and surrounding buildings. The use of high quality traditional materials such as natural stone, glass, timber and render will reinforce the character of the surrounding area and will result in a sympathetic addition within this area of the conservation area.

With a smaller extension now proposed the majority of garden will remain as green space, will maintain the openness of the area and respect the traditional relationship between the buildings in this historic area.

The proposals will have no adverse impact on the character or appearance of the conservation area.

c) The existing garden area is not typical of back greens found within the immediate area and is a product of the sub-division of the application property, which was formerly used as a print works. The non-statutory guidelines on 'House Extensions' seeks to achieve a balance between the requirement of occupiers to maximise accommodation and maintaining the architectural character and amenity of an area. Whilst the proposed garden extension does not comply with the 9 metre requirement of the guideline, due to the untypical nature of this garden, the majority of green space will be maintained yet allowing a reasonable degree of additional accommodation.

The scale, materials and mass of the extension will respect the garden setting and make a positive contribution to use of this garden area.

The design is satisfactory given the setting of the site.

d) The proposed garden room and stair tower have been designed to avoid overlooking neighbouring properties. This has been achieved through a reduction in scale from previous proposals, using slot windows and having the main area of open glazing facing into the applicant's own garden. The privacy of neighbours will therefore be respected.

The proposed garden room will largely overshadow the applicant's own ground, with the proposed stair tower resulting in a limited amount of overshadowing of the access bridge. Whilst some overshadowing may occur onto the dance school, the proposed extension will be set back from the boundary between these properties and with no windows overlooking this building, the proposals will not prejudice any subsequent reuse of this building. The proposals will not unduly overshadow existing neighbours and will have no detrimental impact on residential amenity.

The point made by the neighbour regarding access to his rear wall for maintenance is not a material consideration.

The proposals comply with the development plan and non-statutory policies, will have no adverse effect on the character or appearance of the conservation area, and will not be detrimental to neighbourhood amenity.

There are no material planning considerations which outweigh this conclusion.

It is recommended that Committee approve this application, subject to the above conditions.


Head of Planning and Strategy

Contact/Tel Damian McAfee on 0131 529 3529 (FAX 529 3717)

Ward affected 18 -New Town

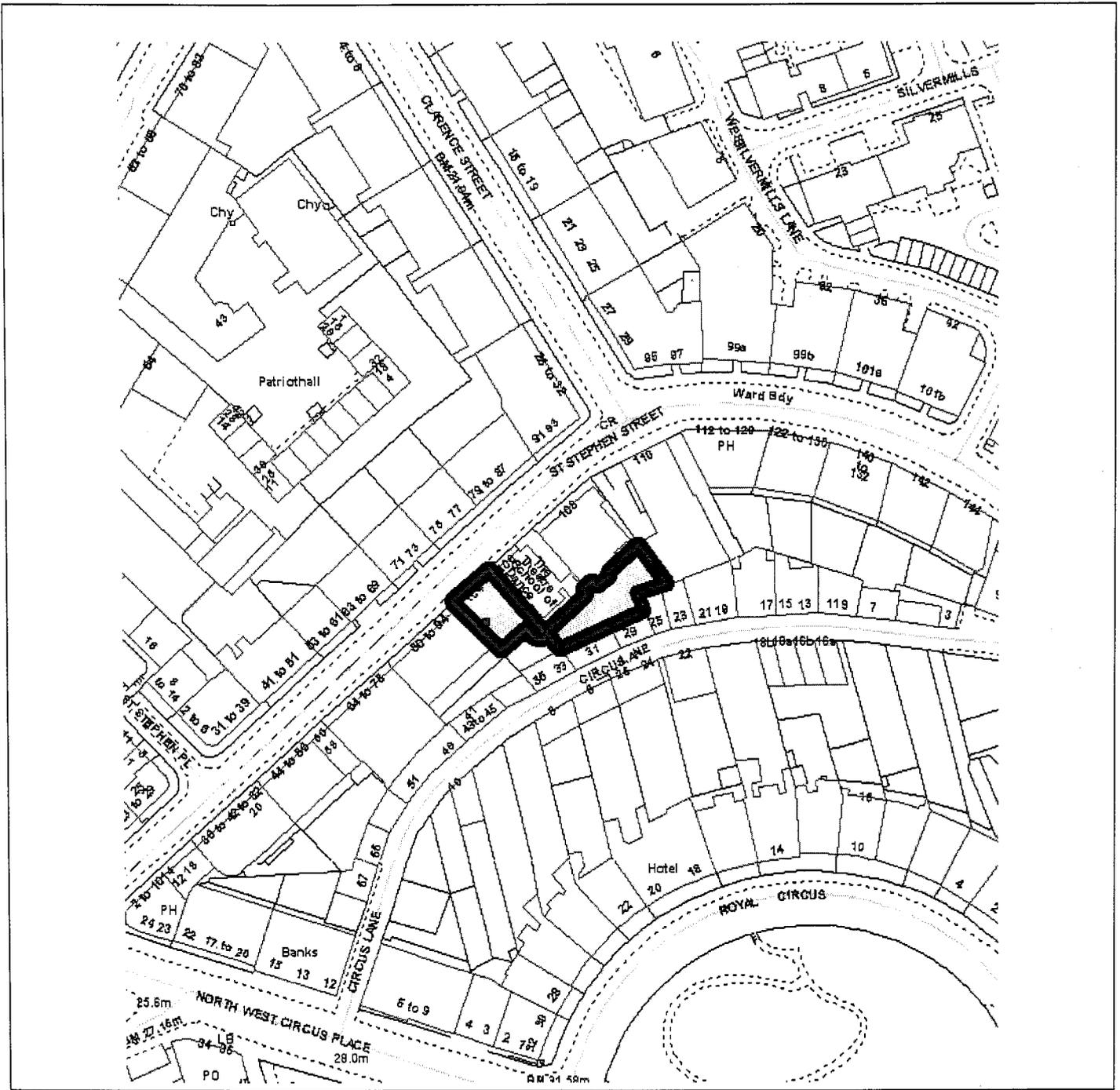
Local Plan CELP

**Statutory Development
Plan Provision** Residential

File

Date registered 27 May 2004

**Drawing numbers/
Scheme** 05-08
Scheme 2



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	104 St Stephen Street, Edinburgh, EH3 5AQ,		
Proposal	Extension to existing flat to form a garden room with shower en-suite and a linked stair to the existing flat		
Application number:	04/01582/FUL	WARD	18- New Town

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