

**Full Planning Application**  
**at**  
**40 Raeburn Place**  
**Edinburgh**  
**EH4 1HL**

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

**Proposal:** Alter dwelling, form vehicle access and parking space for one car, form new summer house, re-instatement of front railings.  
**Applicant:** Mr + Mrs Simpson  
**Reference No:** 04/01546/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. The apron between the front of the turntable and the footway shall be paved or have a solid surface
3. Details of the stoneflag finish for the turntable, and the gravel area shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To prevent loose chippings being carried onto the carriageway

3. In order to safeguard the character of the conservation area.
4. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

## **2 Main report**

### **Site description**

The site is to the front and rear of a semi-detached villa on the north side of the street, adjacent to the Woolworth store. The villa has a stone built utility extension and lean-to garden sheds attached to the back of the building. The rear garden is approximately 29 metres in length.

The building is category 'B' listed, dated 1814.

The site is in the New Town Conservation Area.

### **Site history**

There is no relevant planning history. The conterminous application for listed building consent is being processed under delegated powers.

### **Development**

The application is for the construction of a car parking area/turntable in the front garden; the remodelling of the rear extension with new doors and windows ; alterations to the garden sheds; the building of a summer house; and the reinstatement of traditional railings to the front of the house.

The parking area in the front garden takes the form of a turntable constructed of Carmilie flagstones. This sits adjacent to the vehicular access created in the front garden wall from an existing pedestrian entrance; a new pedestrian entrance will be formed by re-opening an original passage to the side and re-instating an traditional gate. The car drives onto the turntable and this is then manually turned so that the car can be driven to the side to keep access to the house clear.

To compensate for this intrusion into the front garden, it is proposed to re-instate traditional cast iron railings to the front. The other half of the semi-detached villa (No.42) will also have railings re-instated to the front.

To the rear, the stone utility extension will be altered by converting a door to a window, blocking up 2 windows and forming a new door. A full height window will be formed in the garden elevation with timber shutters either side. The garden sheds will be extended slightly with the addition of a

new covered area and the existing corrugated metal roof will be replaced by pantiles.

A new summer house will be formed in the north-east corner of the back garden. It will be in timber with an oak shingle roof built off the existing stone walls.

Supporting statement

The applicant's supporting statement is available to view in the party group rooms.

## **Consultations**

### **Transport (Planning)**

No objections, subject to:

The first two metres of the parking area adjacent to the proposed turntable is constructed from paving stones or hardstanding.

## **Representations**

The application was advertised on 28 May 2004. No representations have been received.

## **Policy**

The site is allocated as part of a Primary Shopping Frontage 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 on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

### **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 or road safety.

- a) 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."*

The alterations to the later 1829 extension are in character with the building. This wing has been previously altered over time. The new patio doors and screens are an acceptable intervention facing the garden. The works to the garden sheds will be an improvement. The garden is long, enclosed and only limited views can be obtained from the putting green to the rear through the vegetation. The summerhouse will be tucked in the corner behind the high stone boundary wall and the roof will not be prominent. These proposals will not adversely impact on the character or appearance of the conservation area.

The controversial feature is the car turntable and the principle of the new access onto the street.

The non-statutory guideline on Parking in Front Gardens advises that parking in front of listed buildings will not usually be permitted. In this case, the whole of next door's frontage is paved and has been for many years since it was a doctors' surgery. The buildings are unusual as they are the only dwelling houses in this part of the street, pre-dating surrounding buildings. The street has a commercial character and these villas sit back from the street between shop units. The turntable negates the need for a full turning hammerhead, thereby conserving two thirds of the green front garden. The design is of high quality with stone flag finish. The re-instatement of railings will be a conservation gain and will help to mitigate the impact of the parking. It is considered that, on balance, neither the character nor the appearance of the conservation area will be adversely affected.

b) The building and its setting will not be affected by the works to the rear which are sympathetically designed. The front parking will have some impact on the setting of the building but this is within acceptable limits given that the majority of the front garden will be retained and the front railings will be re-instated giving the building part of its setting back.

c) There are no residential amenity concerns as the works to the rear are within the enclosed garden and the works to the front are part of an agreed scheme with the neighbours at No.42.

There is no objection to the access being formed. The future Traffic Regulation Order implementable in 2007 indicates that the existing pavement blisters will be retained and one parking space indicated outside this property. Transport has advised that this could easily be changed to double yellow lines if necessary. Therefore there is no objection to the scheme.

The proposals comply with the development plan but do not accord with non-statutory policies. However, given the circumstances of the site, an exception to the non-statutory guideline is justified. As such, the proposals will have no adverse effect on the character or appearance of the conservation area or the building and its setting, and will have no detrimental impact on residential amenity or road safety.

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

**Contact/tel** Duncan Robertson on 0131 529 3560 (FAX 529 3717)

**Ward affected** 17 -Stockbridge

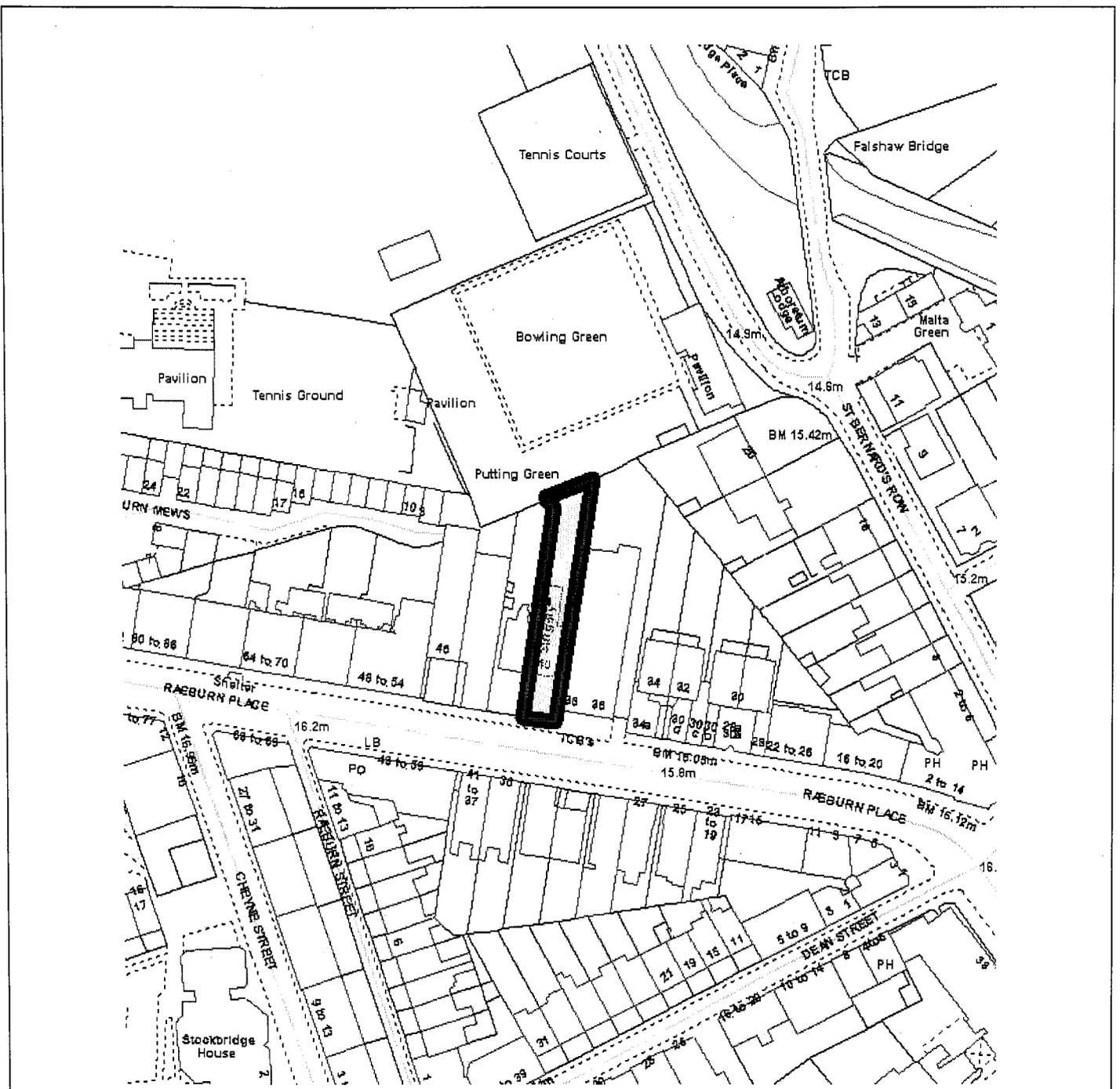
**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Shopping Frontage

**File**

**Date registered** 14 May 2004

**Drawing numbers/  
Scheme** 01 - 04  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>40 Raeburn Place, Edinburgh, EH4 1HL</b>		
<b>Proposal</b>	<b>Alter dwelling, form vehicle access and parking space for one car, form new summer house, re-instatement of front</b>		
<b>Application number:</b>	<b>04/01546/FUL</b>	<b>WARD</b>	<b>17- Stockbridge</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			