

**Full Planning Application 07/01629/FUL
at
194 Ferry Road
Edinburgh
EH6 4NW**

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

1 Purpose of report

To consider application 07/01629/FUL, submitted by Mr Kipling. The application is for: **Conversion of attic space to form new terrace and opening in roof**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The property is a substantial semi-detached dwelling of traditional style within the conservation area. It is built from stone with a slate roof. The roof of the property remains undeveloped. The neighbouring properties have various styles of dormers to the rear. The rear of the property can be viewed from Victoria Park and the bowling greens.

This property is located within the Victoria Park Conservation Area.

Site History

Planning application ref 06/05129/FUL for the Conversion of the attic space and form new roof terrace opening in roof was refused on 4 April 2007. The proposed terrace extended across the width of the roof. The reasons for refusal were that the proposal would not enhance or preserve the

conservation area and would be contrary to policy E22 and E25 of the North East Edinburgh Local Plan and Res11 and Env5 of the Finalised Edinburgh Local Plan. Additionally that the proposal would give rise to overlooking contrary to the Councils non statutory guidelines in respect of Daylight Privacy and Sunlight.

Description of the Proposal

The application proposes two conservation area roof lights on the front elevation and a new painted soft wood window within the front apex of the gable. To the rear of the property it is proposed to open up a section of the roof and create a terrace. A large new metalled framed rooflight at seven square metres is proposed to replace the existing 4 metre square rooflight.

3 Officer's Assessment and Recommendations

Determining Issues

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

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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The design and scale of the alterations adversely affect the character or appearance of the conservation area.
- b) The proposal will give rise to overlooking

a) VICTORIA PARK - Conservation Area Statement

The conservation area is centred on Victoria Park, which is surrounded by a mixture of housing and institutional uses and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of georgian and victorian villas, many of architectural interest and often set in large and well landscaped grounds. Housing in the Dudleys is characterised by the uniformity of design

– two storey terraces decorated with stone urns and cast iron cresting, much of which has survived to the present day.

The proposed new windows to the front are appropriate in scale and design and the proposed use of natural materials would enhance the character and appearance of the conservation area. The proposed terrace would result in a break in the roof form but this would be to the rear of the property and would not affect the street scene. The proposal is shorter in length than that refused under 06/05129/FUL and much of the roof will remain as an unbroken plane. With the exception of a stainless steel hand rail, there would be no projection beyond the roof plane. The overall impact on the appearance is less detrimental than the previous refusal. Although it will be viewed from Victoria Park, given the varying alterations to roofs in this block, it is not considered that it would detrimentally impact upon the conservation area.

b) The terrace would serve a master bedroom at the top of the house and is removed from the main living area. Its use will be less intense than the garden at ground floor level. The length of the roof terrace is considerably shorter than that refused under application 06/05129/FUL. The rear gardens of neighbouring properties are already overlooked by existing first floor level windows and dormers of varying size and styles and therefore the introduction of the roof terrace at a distance of 9 metres to the western boundary and 8 metres to the eastern boundary will not give rise to further loss of privacy. The proposal complies with the Council's non statutory guidelines in respect of Daylighting Privacy and Sunlight.

It is recommended that planning permission be granted.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jennifer Paton on 0131 529 6473
Ward affected	A04 - Forth (NEW)
Local Plan	North East Edinburgh Local Plan/Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Residential
Date registered	30 April 2007
Drawing numbers/ Scheme	1-5

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

The application was advertised on 11 May 2007. No letters of representation have been received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The proposal is subject to the housing and compatible use policies of the North East Edinburgh Local Plan and the Finalised Edinburgh City Local Plan.

Relevant Policies:

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Relevant policies of the North East Edinburgh Local Plan

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

Relevant policies of the Edinburgh City Local Plan

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

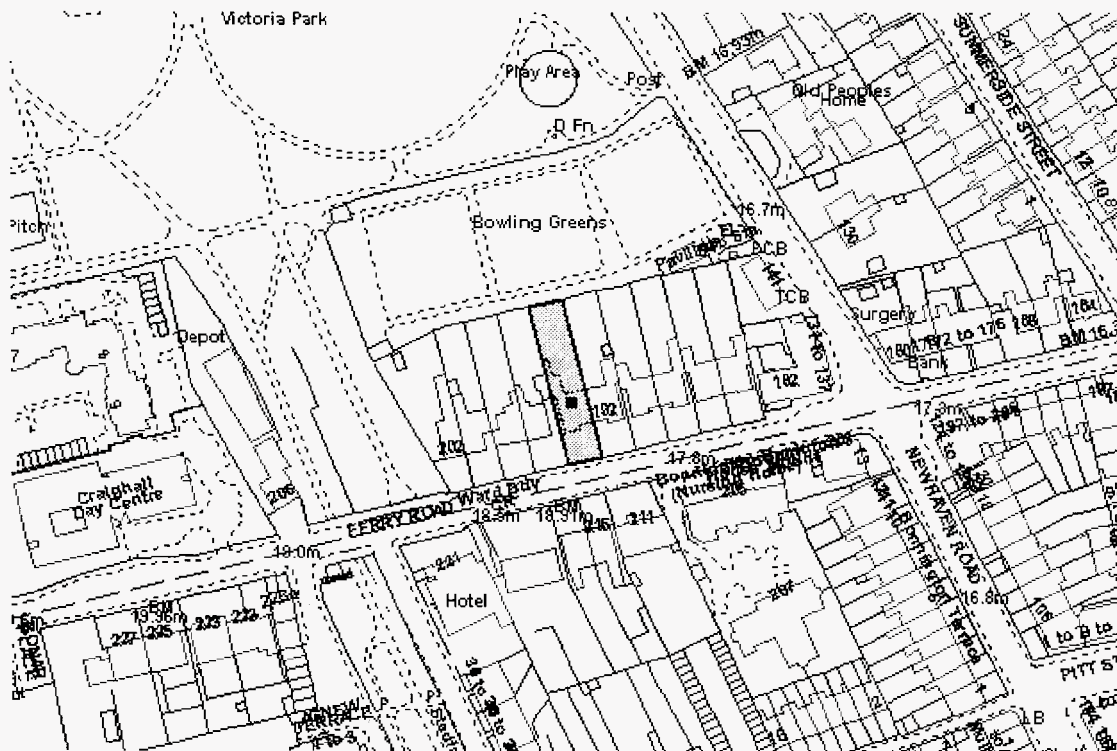
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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