

**Full Planning Application**  
**at**  
**113 Flat 11 Bellevue Road**  
**Edinburgh**  
**EH7 4DG**

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

**Proposal:** Installation of timber roof decking with allied timber fence/screen and accessed via rooflight from applicants property  
**Applicant:** Mr + Mrs Thomson.  
**Reference No:** 04/00118/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 application site is a modern three/four storey residential development situated on the west side of Bellevue Road. A large section of the roof of the property is flat. To the south is a traditional four storey tenement building, which has windows on its north facing elevation. To the southwest are the rear gardens of two storey semi-detached houses in Bellevue Gardens. To the west and northwest are modern low-rise blocks of flats at Claremont Court. These blocks have flat roofs, part of which have been enclosed by timber fencing to form drying areas. To the north is a Council owned carpark. To the east, directly facing the application site are two storey semi-detached houses on Bellevue Road.

### **Site history**

17.07.2003 - Planning permission for installation of timber roof decking refused (03/02066/FUL).

13.10.2003 - Decision supported on appeal (P/PPA/230/540).

### **Development**

It is proposed to enclose a section of the flat roof with a timber post and rail fence and form a large timber decked roof terrace with access via a new roof access which will take the form of a proprietary rooflight.

This application amends the previously refused application for a roof terrace. The design of the boundary fencing has changed from a post and wire to a post and rail type. In addition, its positioning has been amended to pull it further back from the front building line.

### **Supporting Statement**

The applicant has submitted a statement in support of this application. This is available in the Party Group Rooms.

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbour notification was undertaken on 14.01.2004. Two letters of representation have been received from neighbouring occupiers. The issues raised are:

1. Loss of privacy
2. Increase in noise activity
3. Adverse impact upon visual amenity

## **Policy**

The site lies within an area identified as Housing and Compatible Uses in the Central Edinburgh Local Plan.

### Relevant Policies:

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 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

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

## **3 Conclusions and Recommendations**

### **Determining Issues**

The determining issues are:

- 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 alterations are compatible with the character of the original building and will have any adverse impact upon visual amenity, and b) whether the proposed alterations will have any adverse impact upon the amenity of neighbouring residents.

a) The application site is a modern flat roofed construction of limited architectural merit. The rooftops of some neighbouring buildings are in use for a variety of purposes, of which the clothes drying area at Claremont Court to the west is an example. This building has fencing around much of the roof perimeter. The proposals are for a similar style of fencing. However, as it will be set back from the building line to a greater degree it will be less prominent. The perspectives submitted in support of this application illustrate the limited impact that the proposals will have upon the character of the building or the surrounding area.

b) The principle of using the roof for the purpose sought will not have any adverse impact upon the privacy of any properties on the east side of Bellevue Road, as these are already overlooked by windows in the appeal building and neighbouring tenement. The positioning of the terrace has been amended, and will now be 11m back from the front building line. The rear gardens of Bellevue Gardens are also overlooked by the rear windows of the tenement at 105-109 Bellevue Road and the rear windows of the application site. The proposed terrace will have no adverse impact upon the privacy of these neighbouring occupiers. The distance of the proposed terrace to the windows on the gable of the adjacent tenement building is 13m, less than the required 18m contained within the non-statutory guideline 'Daylighting, Sunlight and Privacy.' However, the proposed 1.8m high post and rail timber fence will act as an effective screen. No representations have been received from the occupants of the tenement building.

The changes proposed to the previous scheme address the specific concern of the Reporter in the appeal decision.

There is no evidence to suggest that the proposals would result in any increase in noise to the detriment of amenity.

In conclusion, the proposed alterations will have no adverse impact upon the character of the building or neighbourhood. There will be no adverse impact upon the amenity of neighbouring occupiers. There are no considerations to outweigh this conclusion.

It is recommended that Committee approves this application, subject to the conditions stated.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** David Mudie on 0131 529 3442 (FAX 529 3717)

**Ward affected** 19 -Broughton

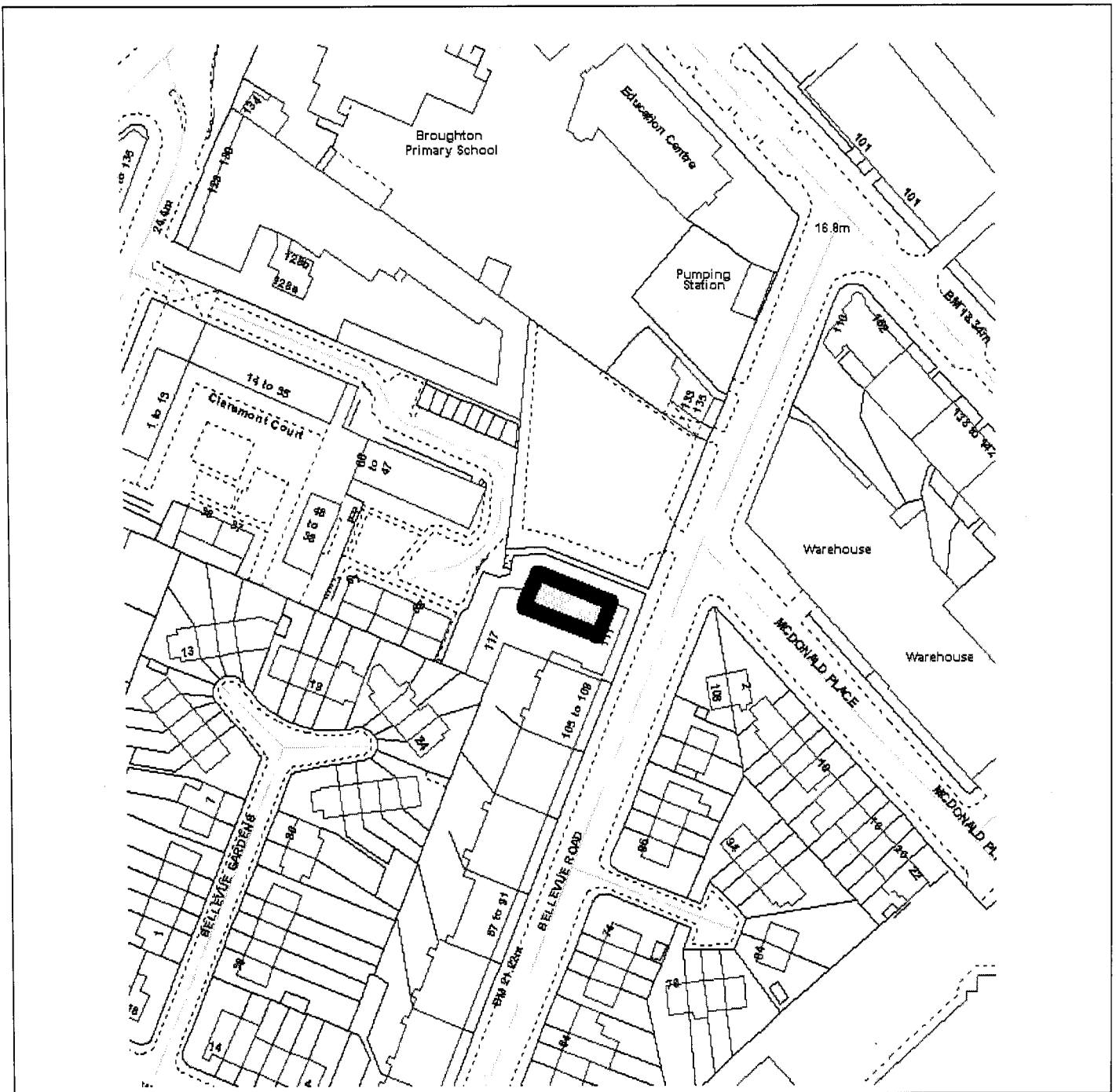
**Local Plan** Central Edinburgh

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

**File** AF

**Date registered** 16 January 2004

**Drawing numbers/  
Scheme**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>113 Flat 11 Bellevue Road, Edinburgh, EH7 4DG</b>		
<b>Proposal</b>	<b>Installation of timber roof decking with allied timber fence/screen and accessed via rooflight from applicants</b>		
<b>Application number:</b>	<b>04/00118/FUL</b>	<b>WARD</b>	<b>19- Broughton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			