

**Full Planning Application
at
557 Lanark Road
Juniper Green
EH14 5DE**

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

Proposal: Increase height and alter design of roof to form first floor accommodation
Applicant: Mr Duffy
Reference No: 03/03501/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 property lies on the southern side of Lanark Road within the Juniper Green Conservation Area. It is of traditional cottage form with staggered ridge height. The building has a steeply sloping slate roof with a mix of Scotch, Burlington and Welsh slates and wet dash render walls with green timber windows. The property sits in a gable to gable with neighbouring buildings fronting Lanark Road. To the rear the site is screened by a blank gable end of 561C and conifer trees. Along the eastern side of the site is a driveway beyond which is a Chinese Takeaway with a flat roof, 555 Lanark Road and adjoining that is a property of traditional form one and a half storeys high, with oriel style dormer windows. To the east of the property is a two-storey building of traditional form.

Site history

94/01185FUL - Planning permission was granted to alter and extend the dwelling house on 13 July 1994. This included the erection of a side extension and rear conservatory. These have not been implemented.

Development

Scheme 1:

The original proposal was to raise the height of the roof by a maximum of 2.2 metres to form a mansard roof with dormer window and two new velux windows on the front and a rear full-length dormer with balcony and four velux windows on the rear elevation.

Scheme 2:

The revised scheme proposes an increase in the eaves height to 3.5 metres above ground level which would sit 1.5 metres below the adjoining property at no. 559 - 561. Two oriel style dormer windows are proposed on the front elevation along side a smaller plain dormer. Four Conservation type roof windows are proposed on the rear elevation. The proposal consolidates the overall roof form. The development would be finished with white render to match the existing, traditional slate, timber windows and cast iron down pipes.

Consultations

No consultations undertaken.

Representations

Scheme 1:

The application was advertised on 17 October 2003. Two letters of representation were received, one from the Currie Community Council and one from Cllr Paisley. The reasons for objection may be summarised as follows;

- out of keeping with the character with the Conservation Area
- would destroy the building's basic character
- mansard roof is top heavy

Scheme 2:

Neighbours were re-notified in respect of the revised scheme and the application was re-advertised on 30 January 2004. No further letters of representation were received.

Policy

The proposal is subject to the Housing and Compatible Use policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan. The property is within the Juniper Green Conservation Area.

Relevant Policies:

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.

South West Edinburgh Local Plan

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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 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 design is satisfactory in relation to the character or appearance of the conservation area, b) whether the proposals are detrimental to residential amenity or road safety.

The proposed roof extension (as revised) would align with the height of the nearby property at 553 Lanark Road and would be set down approximately 1.5 metres below the adjoining property 559-561 Lanark Road. It is considered that the height is satisfactory in this context. The proposed pitch of the new roof follows the angle of the existing roof pitch and is therefore considered appropriate. The proposed dormer windows would reflect the size and design of the oriel windows on 553 Lanark Road, and the proposed palette of traditional materials is supported. The proposed design would preserve the character and appearance of the Conservation Area.

Conservation Area Character

The draft local plan states that the "*conservation area is centred on the historic core of the village of Juniper Green, one of a number of villages which have been absorbed into the City of Edinburgh. A recognisable village character still remains and the conservation area status was designated to protect that character. This is an area where alterations and extensions have not always been carried out sympathetically.*"

a) The proposed property sits in a gable to gable situation and therefore no unacceptable overshadowing occurs to the properties to each side. The proposed velux windows on the rear elevation would not give rise to undue loss of privacy due to the relationships of the properties and planting. The dormers to the front would overlook the street. The proposal would not prejudice the amenity of neighbours. There are no neighbour notification objections.

The proposal would not affect highway safety.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Paton on 0131 529 3903 (FAX 529 3716)

Ward affected 02 -Baberton

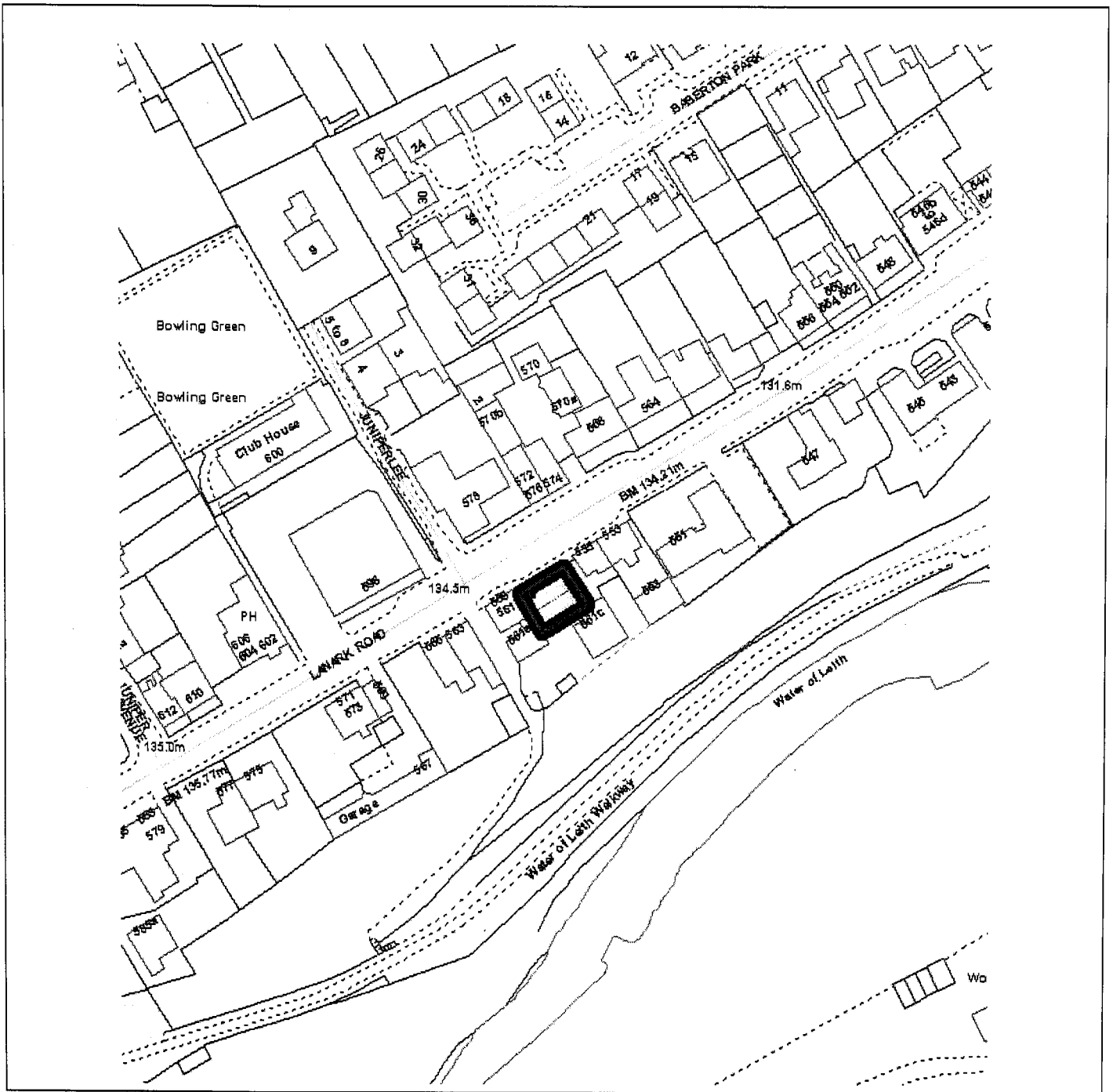
Local Plan South West Edinburgh Local Plan
Draft West Edinburgh Local Plan

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

File

Date registered 1 October 2003

**Drawing numbers/
Scheme** 3-4



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PLANNING APPLICATION

Address	557 Lanark Road, Juniper Green, EH14 5DE		
Proposal	Increase height and alter design of roof to form first floor accommodation		
Application number:	03/03501/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			