

Full Planning Application 05/00048/FUL
at
526 Lanark Road
Edinburgh
EH14 5DJ

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

1 Purpose of report

To consider application 05/00048/FUL, submitted by Mr + Mrs McIntosh. The application is for: **Form new window opening**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property lies on the north side of Lanark Road at the junction with Woodhall Drive. The property is two storey and is in stone, harling and slate construction.

There is a parking area to the rear accessed from Woodhall Drive which is enclosed by railings.

The site is within Juniper Green Conservation Area.

Site history

October 2003 Planning permission was granted for the erection of a single storey extension to the rear. (03/02030/FUL)

Description of the Proposal

It is proposed to install a new window at first floor level in the main gable elevation of the property. It would be a sash and case window.

Materials are not specified.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are whether:

- Do the proposals preserve or enhance 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 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 these determining issues the Committee needs to consider whether:

- a) The proposal preserves or enhances the character and appearance of the conservation area;
- b) There would be any adverse effect on the amenity of nearby property.

a) Extract from South West Edinburgh Local Plan:

'The spine of the Conservation Area is Lanark Road- a mixed area of housing, commercial and ecclesiastical uses. To the north of the Lanark Road the Conservation Area includes Belmont Avenue, Belmont Road and Baberton Avenue together with part of Woodhall Terrace...From the village centre

Lanark Road runs eastwards back into the city and an arm of this lies within the Conservation Area. Here the road is bordered by substantial Victorian villas often set within large gardens, some of which are listed...the general cohesiveness of the area remains.'

The proposed window is a minor alteration which, although on a prominent elevation of the property, is of sash and case style and provided it is timber framed, would not adversely effect the character of the area.

Materials are covered by condition.

b) The proposed window would serve a bedroom on the first floor. It would face the public road, and would be approximately 11 metres from the site boundary of number 508 Lanark Road opposite. There would be no directly opposing windows with number 508. The proposed new window would face a stone wall and high hedge which are on the boundary at number 508.

There would therefore be no adverse loss of privacy to the property opposite.

In conclusion, the proposals preserve the character and appearance of the conservation area, and would not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition on materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Karen Robertson on 0131 529 3990 (FAX 529 3716)
Ward affected	02 - Baberton
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	10 January 2005
Drawing numbers/ Scheme	1-4 Scheme 1

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, Helen Martin on 0131 529 3517. Email: helen.martin@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 526 Lanark Road
Edinburgh
EH14 5DJ

Proposal: Form new window opening
Reference No: 05/00048/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations have been carried out for this application.

Representations

The application was advertised 28th January 2005. Letters have been received from Councillor Paisley, and one neighbour. Points raised are as follows:

1. Loss of privacy/ overlooking.
2. Incomplete neighbour notification.
3. Design/materials/scale etc. and its relationship to its surroundings. Detriment to appearance of building. Conservation Area and Listed Buildings opposite.

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

South West Edinburgh Local Plan

The site is in an area defined as mainly residential. It is within the Juniper Green Conservation Area.

Draft West Edinburgh Local Plan

The site is in an area designated as Urban Area. It is on a Principle Tourist Route. The site is within the Juniper Green Conservation Area.

Juniper Green Conservation Area Character Appraisal

Paragraph 3.12 Before entering the main part of the village, there is an apparent increase in density from detached to semi-detached villas.....The building form becomes terraced, the road narrows, the depth of front gardens decreases, until many properties are at the heel of the pavement.

Paragraph 4.1 The architectural form and character of Juniper Green Conservation Area is varied, reflecting its development over the years. There is a mixed bag of styles in Juniper Green- Georgian and Victorian buildings on Lanark Road, Edwardian terraces at Woodhall, workers cottages on Belmont Road and modern developments at Baberton Park and Juniper Grove. The spacing and street pattern is especially interesting; particularly the properties to the north of Lanark Road, which have pedestrian access only directly to the property.

Paragraphs 5.3 and 5.4 state that Juniper Green Has suffered from some poor building alterations and inappropriate extensions, which have been detrimental to the architectural and historic character of the area.

There is scope to try to reverse the trend of inappropriate replacement windows and doors, roofing materials and repairs.

Relevant Policies:

South West Edinburgh Local Plan

Policy E1 seeks to exercise careful control over development proposed in Conservation Areas to ensure traditional character is retained and enhanced.

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.

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.

Draft West Edinburgh Local Plan

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.

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

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

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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.
2. The window shall be timber-framed to the satisfaction of the Head of Planning and Strategy

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

End



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PLANNING APPLICATION

Address	526 Lanark Road, Edinburgh, EH14 5DJ,		
Proposal	Form new window opening		
Application number:	05/00048/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			