

Full Planning Application 07/03143/FUL
at
12 Fillyside Terrace
Edinburgh
EH7 6QY

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

26 September 2007

1 Purpose of report

To consider application 07/03143/FUL, submitted by Mr Dundas. The application is for: **Extend Attic (In retrospect)**

It is recommended that **REFUSED AND ENFORCED** for the reasons below.

2 The Site and the Proposal

Site description

The application site is located on the south side of Fillyside Terrace and comprises a semi-detached bungalow that has undergone substantial changes. Authorised works have resulted in substantial extensions at ground level, and front and rear dormer windows. Unauthorised works have converted the previously hipped roof to form a gable. Furthermore, on the rear roof plane, the dormer, authorised in 1998, has an unauthorised extension of approximately one third and a further dormer has been added approximately 0.2m from the gable.

The design of the bungalow prior to the changes to the roof would have reflected the character of the properties in the area. There are no examples of gable extensions in the street.

Site History

91/00392/FUL- 13th March 1991 - Consent granted to extend the dwelling house. The extensions included the formation of dormer windows front and rear, a flat roofed single storey lounge/kitchen extension to the rear and a garage.

98/01667/FUL - 28th October 1998 - Consent granted for the erection of a flat roofed garden store (in retrospect). The application was submitted as a result of enforcement action.

03/03478/FUL - 28th November 2003 - Consent refused for the removal of the hipped end of roof and the replacement with a gable and extended ridge, the installation of a rooflight to the front and an additional dormer window on the rear roof plane.

Reasons for Refusal:

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the proposed extension does not integrate with its surroundings in terms of scale and form.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions and Alterations, as the proposed extension does not result in a design appearance that is equivalent or superior to the existing development.

07/00626/EOPDEV - Enforcement enquiry opened 7th September 2007 concerning the changes to the roof and the addition of a rear dormer window in contravention of the previous planning decision.

Description of the Proposal

The proposal is in retrospect to extend the attic by changing the hipped roof to a gable and the formation of an additional rear dormer window. The velux skylight on the front roof plane is permitted development. This proposal is almost identical to that previously refused in 2003.

The increase in the length of the roof ridge from 3.3m to 8.1m represents a significant increase over the original roof length. The additional rear dormer as indicated on the drawings has dimensions of 1.3m by 1.3m. (this differs from the design of the dormer that has been illegally constructed; it is not clear what the size of this dormer is in reality since the submitted plans are inaccurate). Furthermore, the submitted plans for the rear of the property fail to show the unauthorised extension to the rear dormer. The estimated combined width of the two rear dormers being 5.5m, represents approximately 68.7% of the length of the rear roof plane. The materials selected of roughcast and slate match the existing.

3 Officer's Assessment and Recommendations

Determining Issues

- 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 changes to the roof and the formation of a further dormer window on the rear elevation adversely affect the character of the existing property or the surrounding area.
- b) neighbouring amenity will be adversely affected.

a) The gable extension fails to comply with the House Extensions guidelines since it unbalances the symmetry of the hipped roof profile of the semi-detached bungalow pair. The proposal is not subservient to the existing roof form and is detrimental to the character of the existing property.

There are no examples of gable extensions within the immediate visual range. The changes to the roof have an adverse effect upon the form and spatial character of the street.

Although other gable extensions have been approved on this type of property, the proposed alterations are not within the immediate visual range of the application site:

19 Fillyside Avenue- Approved in 1997 prior to the adoption of current House Extensions Guidelines.

28 Britwell Crescent - Approved in January 1999, prior to the adoption of current guidelines in April 2004.

46 Craigentenny Avenue - Approved in April 2002, prior to the current guidelines in April 2004. The delegated report on the application points out other nearby examples of this extension type (9,15,60,63 & 66 Craigentenny Avenue), thus a precedent existed in this case.

52 Craigentenny Avenue – Approved in March 2006. The delegated report states that although most of the roof types in the street are hipped, there are a number of gabled properties near to the application site, including the precedent set by 46 Craigentenny Avenue.

In summary, the properties that have had alterations resulting in the replacement of a hip with a gable were mostly authorised prior to the existence of the recent guidelines and are not visually near to the application site. The majority of these developments are in an area exhibiting a mix of roof types. In this instance, the proposed extension as implemented, adversely affects the character of both the house and the surrounding area.

The design of the proposal is in breach of the non statutory guidelines for house extensions with regard to the size and positioning of the dormer windows. The rear dormers represent significantly more than the recommended maximum of 50% of the roof plane. The position of the dormer within 0.2m of the gable is also in contravention of the guidelines which stipulates a minimum distance of one metre. In summary the dormers unbalance the pair of properties. The dormer windows dominate the form of the roof and have a detrimental impact on the character of the existing building.

b) The extension will result in daylight loss to the gable of the adjacent house. This is not significant. There are no significant privacy issues.

In conclusion, the proposals are in breach of the relevant Local Plan Policies and Non Statutory Guidelines for House Extensions by failing to integrate with the existing property and the surrounding area. There are no compelling reasons for departing from these policies and guidelines. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated and initiates enforcement action to secure the removal of the unauthorised works.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott on 0131 529 3594
Ward affected	A14 - Craigtinny/Duddingston (NEW)
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	3 August 2007
Drawing numbers/ Scheme	1 - 3 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, 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 undertaken.

Representations

No representations have been received.

Planning Policy

The property referred to in this application is identified in the North East Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded.

The property is located in the Urban area of the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

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

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E25, in respect of Design of New Development, as the proposed extension does not integrate with it's surroundings in terms of scale and form.
2. The proposal is contrary to Edinburgh City Local Plan Policy Des11, in respect of the impact of the design and form of the alterations and extensions. The proposals fail to integrate with the existing building and the local streetscape.
3. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions, as the proposed extension contravenes the dimensional criteria and does not result in a design appearance that is equivalent or superior to the original dwelling.

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Location Plan

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