

**Full Planning Application**  
**at**  
**36 Liberton Brae**  
**Edinburgh**  
**EH16 6AF**

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

**Proposal:** Remove existing conservatory and construct a two-storey conservatory (as amended by letter dated 25 April 2003)  
**Applicant:** Mr Forralls  
**Reference No:** 03/00168/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.
2. All upper floor side windows shall be fitted with obscure glazing at all times, as agreed by the applicant by letter dated 25 April 2003.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

## **2 Main report**

### **Site description**

The property is a detached, two storey Victorian villa with a lower ground floor level at the rear. It is stone-built with a front bay and hipped, slate roof. It has an existing lean-to conservatory at the rear (lower ground level) and a side garage (with hipped roof) set back in the rear garden.

Neighbouring properties are similar in character and also have existing, lower ground floor conservatories. The land slopes downward from south to north and there is a difference in floor level of about 1.5 metres between each adjacent building. To the rear, the site is bounded by open farmland at a similar level to the adjoining gardens. The garden is enclosed by a 1.2-metre high stone wall, supplemented by hedges and shrubs.

### **Site history**

There is no relevant planning history for this site.

### **Development**

It is proposed to add a two-storey conservatory to the rear of the house. It will have a hipped roof with a timber frame and with timber panelling between floors. The inner roof gutter line will tuck in below a feature window in the centre of the back elevation. Access to the lower ground floor will utilise the existing arrangements (with an external door), access to the upper floor will be formed by creating a door in an existing window opening.

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbours were notified on 14 January 2003.

One neighbour has objected on the grounds of loss of privacy.

### **Policy**

The site is in a Mainly Residential area in the South East Edinburgh Local Plan. Residential character and amenities are to be maintained.

In the Finalised draft of the replacement South East Edinburgh Local Plan, the site is in the Urban area. Relevant policies are DQ6 (Design) and DQ19 (Extensions).

## Relevant Policies:

Policy E4 sets quality objectives for new development.

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

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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**

To address the determining issues, the Committee needs to consider a) whether the proposal is in keeping with the appearance of the area and b) whether residential amenities are safeguarded.

a) Although the proposed two-storey conservatory is unorthodox, it utilises the changes in level at the rear of the property and will not therefore be overly obtrusive. It will encroach to within 8.5 metres of the back boundary but the footprint will be relatively shallow (at 3.7 metres) and only marginally deeper (0.7 metres) than the existing conservatory. There is open farmland to the rear and the proposal will not be unduly massive in relation to the three-storey back elevation of the building and its setting. The full glazing and timber frame and detailing are satisfactory, while an arched feature-window in the existing rear elevation of the house will be fully retained.

b) The proposed extension is well inset from side boundaries and complies with daylighting criteria.

Proposed ground floor windows will be suitably screened from neighbours by the existing boundary treatment and differences in levels, but proposed upper floor side windows will enable direct overlooking of neighbouring gardens. However, the applicant has proposed to incorporate sandblasted glass in these sections and this will safeguard neighbouring privacy while maintaining the lightweight appearance of the structure. The land over the rear boundary (8.5m distant) is open farmland.

The proposals will not prejudice the character of the area or residential amenity.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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**Ward affected** 53 - Alnwickhill

**Local Plan** South East Edinburgh

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 21 January 2003

**Drawing numbers/  
Scheme** 01-2  
Scheme 1



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# PLANNING APPLICATION

<b>Address</b>	<b>36 Liberton Brae</b>		
<b>Proposal</b>	<b>Remove existing conservatory and construct a two-storey conservatory (as amended by letter dated 25 April 2003)</b>		
<b>Application number:</b>	<b>03/00168/FUL</b>	<b>WARD</b>	<b>53- Alnwickhill</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			