

**Full Planning Application
at
15 Oxford Street
Edinburgh
EH8 9PH**

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

Proposal: House alterations with 4 velux roof lights
Applicant: Mr McGrath
Reference No: 03/01037/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 to the east side of Oxford Street. The property is a top floor flat in a traditional four storey stone-built tenement. The surrounding area is predominantly residential.

The property lies within the South Side Conservation Area.

Site history

There is no relevant planning history for this property.

Development

The application proposes the installation of one 'velux' window on the front and three on the rear plane of the roof. The window to the front has to a width of 700mm, on a roof plane that is 3.5 metres wide. To the rear three windows with a width of 700mm on a roof plane that is 7.2m. The windows have flush flashings. The proposal involves the formation of a bedroom, study and bathroom areas.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 11th April 2003, four letters of representation were received from neighbouring residents. The main grounds of objection are as follows:

- detrimental to the structure, fabric and appearance of the building
- problems of repair and maintenance
- attic roofspace is believed to be communal
- waste/utilities/drains unable to function with additional plumbing
- noise from an increased number of inhabitants
- add to an already serious parking problem

Policy

The Central Edinburgh Local Plan identifies the application property as being within an Area of Housing and Compatible Uses.

The property is not listed but does fall within the South Side Conservation Area.

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals enhance or preserve the character and appearance of the Conservation Area? There being a strong presumption against the granting of planning permission if this is not the case.
- 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 these determining issues the Committee needs to consider whether (a) the proposals will preserve or enhance the character or appearance of the building and the Conservation Area and (b) there is any adverse impact on residential amenity.

The character of the conservation area is summarised in the local plan as follows; -

"The buildings of the South Side are predominantly tenemental, with examples of Georgian and Victorian architecture in the Scottish style. The development of the area started in the late 18th century, although several villas pre-date this, the construction of George Square. The expansion of the South Side continued into the 19th century with the construction of late Georgian squares and subsequent development resulted in a high density mix of flats, shops, pubs, schools and churches".

The 'velux' rooflights are considered to be appropriate in this location, and will not adversely affect the character or appearance of the conservation area. The number of windows is not considered excessive, and they are limited in size. The proposal therefore, complies with Local Plan Policy and the Non-Statutory Guidance.

(b) There will be no loss of privacy to any neighbouring properties.

Comments regarding legal and maintenance issues are not material to the consideration of the application.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Daniel Lodge on 0131 529 3956

Ward affected 33 -Southside

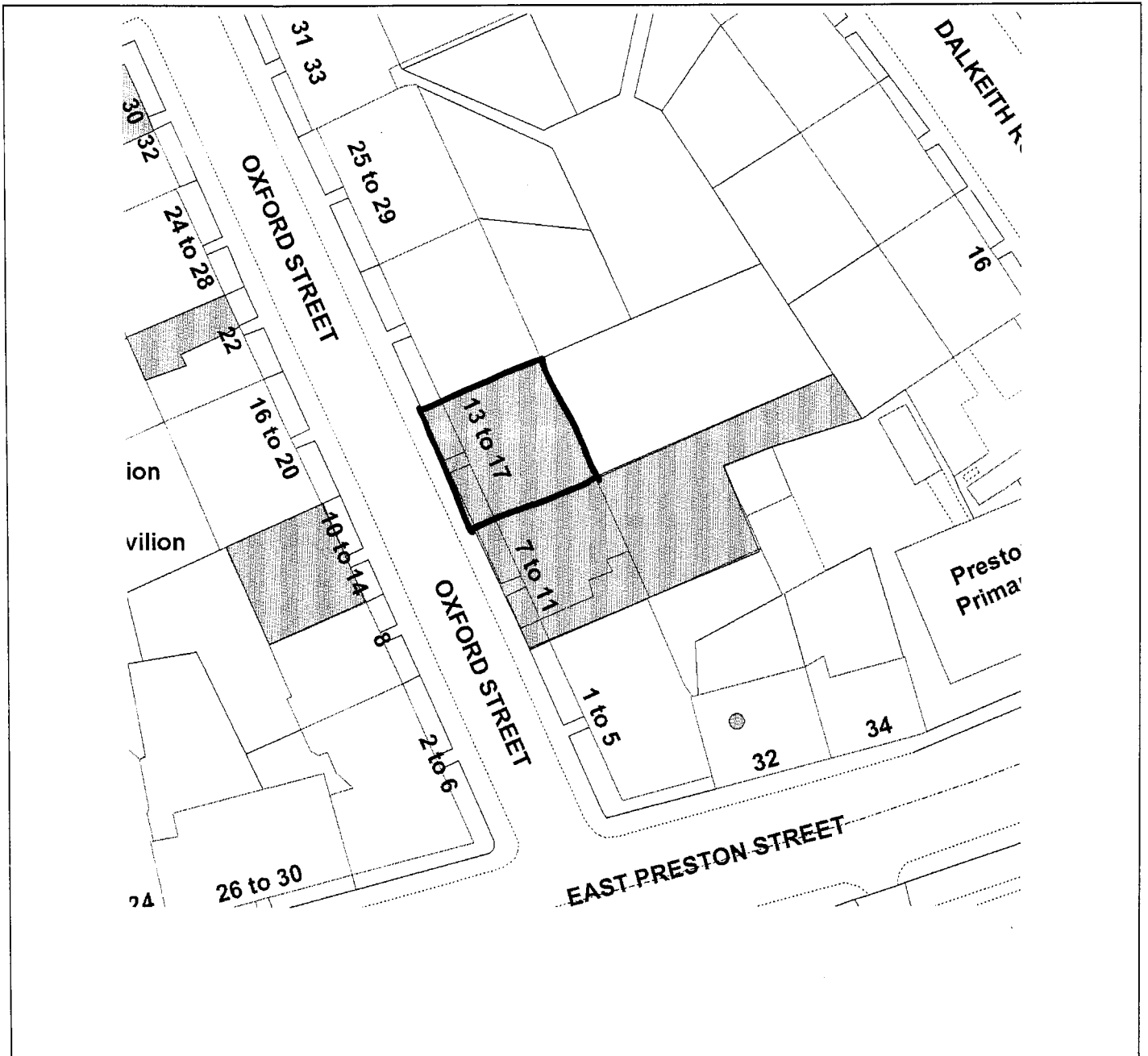
Local Plan Central Edinburgh Local Plan

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

File 03/01037/ful

Date registered 31 March 2003

**Drawing numbers/
Scheme** 01/02/03/04/05



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PLANNING APPLICATION

Address	15 Oxford Street		
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Application number:	03/01037/FUL	WARD	33- Southside
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			