

**Full Planning Application
at
42 Clark Avenue
Edinburgh
EH5 3AY**

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

Proposal: Construct dormer roof
Applicant: Mr + Mrs Banks
Reference No: 03/00568/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 is the upper flat of a mid-terraced, stone built property on the east side of Clark Avenue. Although the terrace is relatively uniform in design and detailing the ridgeline fluctuates along the line of the terrace. There are a number of flat roofed single storey extensions to the backs of the terrace.

The property backs onto the abandoned railway line, now a foot/cycle path, which is set in a cutting approximately 5 metres in depth.

Site history

An application has been approved for a similar extension to the roof of the neighbouring property.

There is no other relevant planning history on file for this site.

Development

The proposal is for a roof alteration to form a new room to the attic. The proposal will form a flat roof projection to the rear of the property, removing the existing rear roof pitch. The proposal will lift the ridgeline of the property by 300mm.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

North East Edinburgh Local Plan

The site is within an area allocated as mainly residential, where the existing residential character and amenities will be safeguarded.

Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development

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.

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 comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, it must be considered whether:

- a) The proposal will have an adverse impact on the character and appearance of the property or the wider area.
- b) The proposal will have an adverse impact on the residential amenity of the area.

The proposal is for a roof alteration to form a new room to the attic. The proposal will form a flat roof projection to the rear of the property, removing the existing rear roof pitch. The rear elevations of several of the buildings in the block have been heavily altered. A previous application has been approved for a matching alteration to the neighbouring property.

The proposal will mainly impact on the rear elevation of the property, which is not readily visible from any public space due to the layout of the site. There is a public footpath to the rear of the site, set in a deep (5metre) cutting. The rear boundary of the site is formed by bushes and trees.

The proposal does not comply with the Council's house extension policy as the proposal raises the original roofline of the property. The proposed development is of a slightly unusual form in that the ridged roof runs directly into a flat roof at the rear. This allows the development to fit comfortably into the built form.

The proposal has been designed in a sympathetic manner so as to complement the existing building and is considered acceptable in this case.

This type of alteration if carried through the other properties would not have a detrimental impact on the overall form of the terrace. A similar alteration has been previously approved to the neighbouring property.

The front elevation of the property will be altered by raising the roofline by 300 mm. The roofline of the terrace is not of uniform height although the two neighbouring properties are at the same height. In two other locations along the line of the terrace the roofline alters in height by approximately this amount. In one other location the roofline alters by approximately 100 to 200 mm. The altered roof is set between two chimneys and as such the change in the roofline is less apparent than it would otherwise be. If the neighbouring consent is implemented the ridge height of the proposed alteration will match that of the neighbouring property.

The alteration will not have a detrimental impact on the character or appearance of the property and the breach in the guidelines is acceptable in this case.

b) The proposal looks out over an abandoned railway line to the rear of the site. The proposed roof terrace will not lead to a loss of amenity to any of the neighbouring properties.

In conclusion the alteration will have no detrimental impact on the character or appearance of the property or the wider area or the residential amenity of any neighbouring property. The alteration is acceptable in this case.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 11 -Trinity

Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 20 February 2003

**Drawing numbers/
Scheme** 1-3



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PLANNING APPLICATION

Address	42 Clark Avenue		
Proposal	Construct dormer roof		
Application number:	03/00568/FUL	WARD	11- Trinity
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			