

Full Planning Application
at
18 Queen's Crescent
Edinburgh
EH9 2BB

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alter roof, fit velux roof windows and form glazed windows out of existing 'dummy' gable window: extend kitchen and rear room, form first floor conservatory and balcony

Applicant: Mr Smith

Reference No: 04/02957/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 A small sample of masonry work, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Head of Planning & Strategy before work commences on site.
- 3 The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.
- 4 All new and/or replacement windows shall be timber sash and case,

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.
- 3 In order to safeguard the character of the conservation area.
- 4 In order to safeguard the character of the conservation area.

2 Main report

Site description

The property is a traditional detached villa set within large garden grounds, located at the intersection of Queen's Crescent and McLaren Road. The site is bound to south by a 1.2 metre hedge and various trees and shrubs of different heights on the west boundary.

The property is within the Waverley Park Conservation Area.

Site history

January 1999 permission refused to extend nursing home (reference 98/00896/FUL).

April 2000 permission granted for formation of run-in (reference 00/00586/FUL).

Development

The applicant seeks planning permission for the insertion of roof lights, with an extension to the kitchen and rear room with the formation of a conservatory at the first floor. There would be four roof lights to the north (front) elevation and three to the south (rear) elevation. Additionally there would be a re-opening of a 'dummy' window to the east (side) elevation with a cupola to the main roof of the property.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 20 August 2004. Nine letters of objection have been received, which includes letters from the Waverley Park Amenity Association and Waverley Park Feuars Committee. Summaries of these are as follows:

Loss of privacy.

The design is not in-keeping with the surrounding area and is contrary to Local Plan Policy.

The proposal would adversely affect the conservation area.

Policy

Central Edinburgh Local Plan:

Waverly Park Conservation Area.

Housing and Compatible Uses.

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 CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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 H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of 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 proposal preserves or enhances the character and appearance of the Conservation Area, (b) whether it would be to the detriment of residential amenity.

a) The insertion of the roof lights into the front and rear elevations are acceptable and would not be detrimental to the property or the conservation area. Moreover, they are evenly spaced and of an appropriate size to the roof-scape and the conservation area. The formation of the conservatory on the first floor with additional glazing to the north and west elevations is contemporary in style. The size and massing of this building would not increase. The cupola on the main roof would not be viewed from the nearby road and as such would not adversely affect the surrounding area or the property.

The extensions to the side and rear of the property in terms of scale and mass are considered acceptable including the ground level decking to the front of the side extension. Additionally, the use of stone to match the existing property and the design would allow the extensions to integrate into the fabric of the existing property. The re-opening of the 'dummy' windows are also considered acceptable in that this gives more architectural continuity to the east and west elevations respectively.

b) The original proposal included a balcony area to the front of the conservatory on top of the existing single storey building. A fence would have been incorporated. The balcony area and the fence have now been deleted. There is substantial glazing on the extension and conservatory on the west elevation. The glazing in the extension would be a panel of some 500mm in width running across the full length measured from the ridge. Given the height of the glazing no view of the adjacent property's garden would occur. Similarly the introduction of the glazing to the conservatory would not cause any loss of amenity for adjacent residents. Specifically, most of the glazing would be to the slope of the roof with an additional strip of glazing below this. The floor level coupled with the stone wall below the glazing strip would mean there would be no loss of amenity.

To conclude the proposal is fully compliant with the policies as outlined and would not adversely affect the character or appearance of the conservation area or the amenity of neighbours.

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


Alan Henderson
Head of Planning and Strategy

Contact/tel Mark Russell on 529 3665

Ward affected 49 -Newington

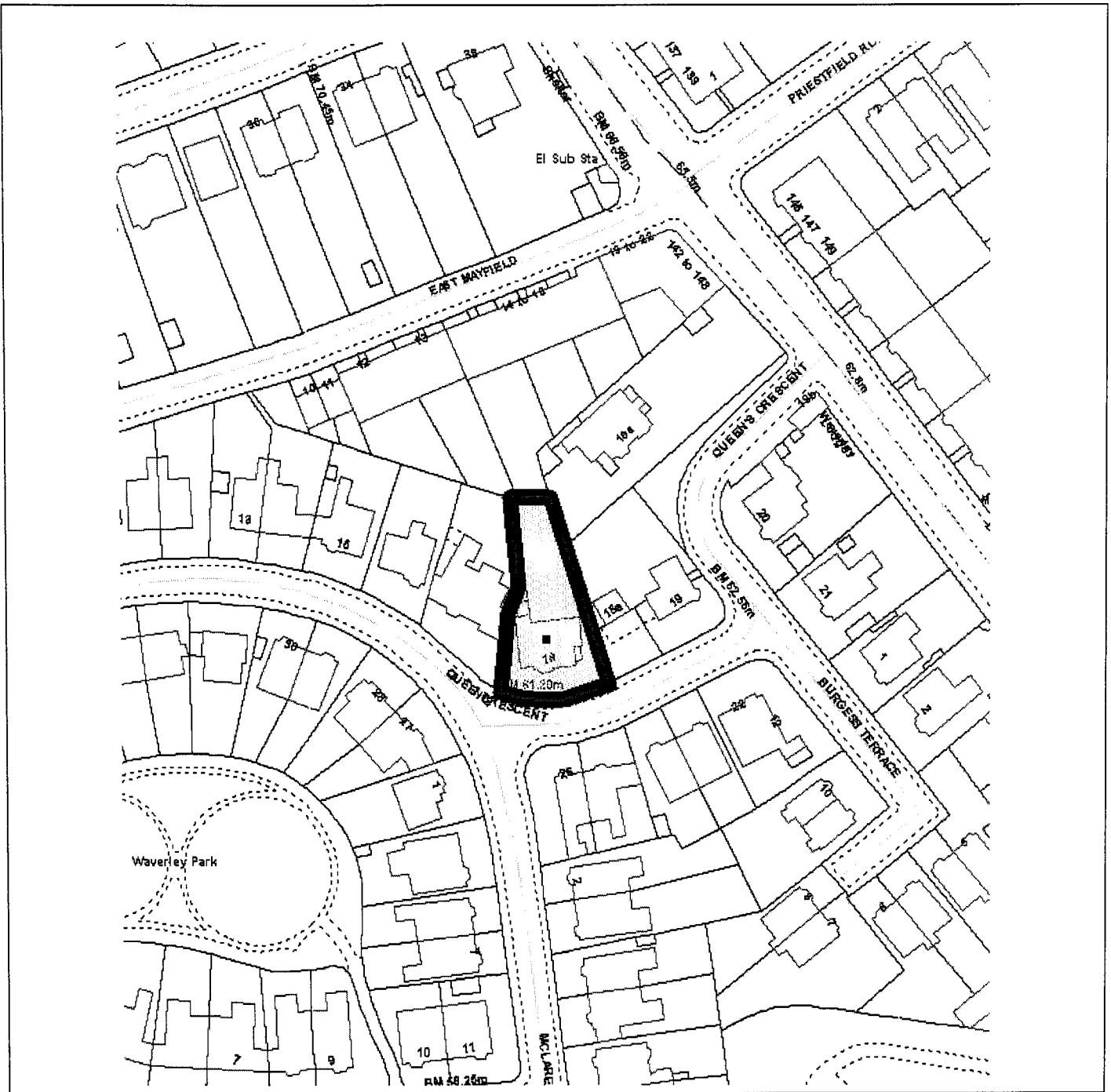
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Waverley Conservation Area

File 04/02957/FUL

Date registered 12 August 2004

**Drawing numbers/
Scheme** 1 to 9



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			