

Full Planning Application
at
4 Shandon Road
Edinburgh
EH11 1QG

Development Quality Sub-Committee
of the Planning Committee

Proposal: Remove window and replace with french doors (as amended)
Applicant: Outlook House Association.
Reference No: 04/03044/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 The rybats to the new slapping/s shall be formed in natural stone and tooled to match the original dressed stone detailing, with structural (tied) inbands as employed in traditional rybat construction, all to the satisfaction of the Head of Planning & Strategy.

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.

2 Main report

Site description

The application site comprises a substantial stone built two storey detached villa located on the south side of Shandon Road. There is a modern 2 storey extension to the rear of the property.

The property is not listed. It is located within the Shandon Conservation Area.

Site history

1132/66 - Change of use - Residential to Old Peoples home. Approved 17th October 1966.

Development

This is a revised scheme to install French doors to the rear of the property. The design of the new French doors has been amended, retaining the upper sash of the existing window as a fanlight.

It is proposed to refurbish the property for use as a care home for the Abbeyfield Society. There is no material change of use.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 27 August 2004.

Three letters of representation, including two letters of comment and one letter of objection, were received.

Comments relate to an omission in neighbour notification and lack of information concerning change of use.

The letter of objection relates to the additional activity and increased noise resulting from the proposed French window.

Policy

The site is within an area of Housing and Compatible Uses as identified in the Central Edinburgh Local Plan.

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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 proposals have an adverse impact on the character or appearance of the conservation area or the building and its setting;
- b) whether the design is satisfactory given the setting of the site; and
- c) whether the proposals are detrimental to residential amenity.

a) The character of the Shandon Conservation Area is described in the Central Edinburgh Local Plan as follows:

"A residential area, developed in the 1880s and characterised by stone terraces. Shaftesbury Park, a co-operative Building Company project, features a two storey flatted development laid out in a succession of parallel terraces. Unsympathetic alterations threaten the character and architectural integrity of the development."

The proposal to remove a section of stone below the existing window and to replace this with a glazed door is a common alteration and is considered acceptable on secondary elevations. The proposed French doors will be located on the rear elevation within an enclosed garden area and will not have any adverse impact on the character and appearance of the conservation area.

The building and its setting will be largely unaffected.

b) The proposed French doors will be constructed using timber sections with a fanlight above. The amended scheme incorporates the existing upper sash window. The design is satisfactory given the setting of the site.

c) The proposals will not be detrimental to residential amenity.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area, and have no detrimental impact on residential amenity.

There are no material planning considerations which outweigh this conclusion.

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


pp **Alan Henderson**
Head of Planning and Strategy

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Ward affected 29 -Shandon

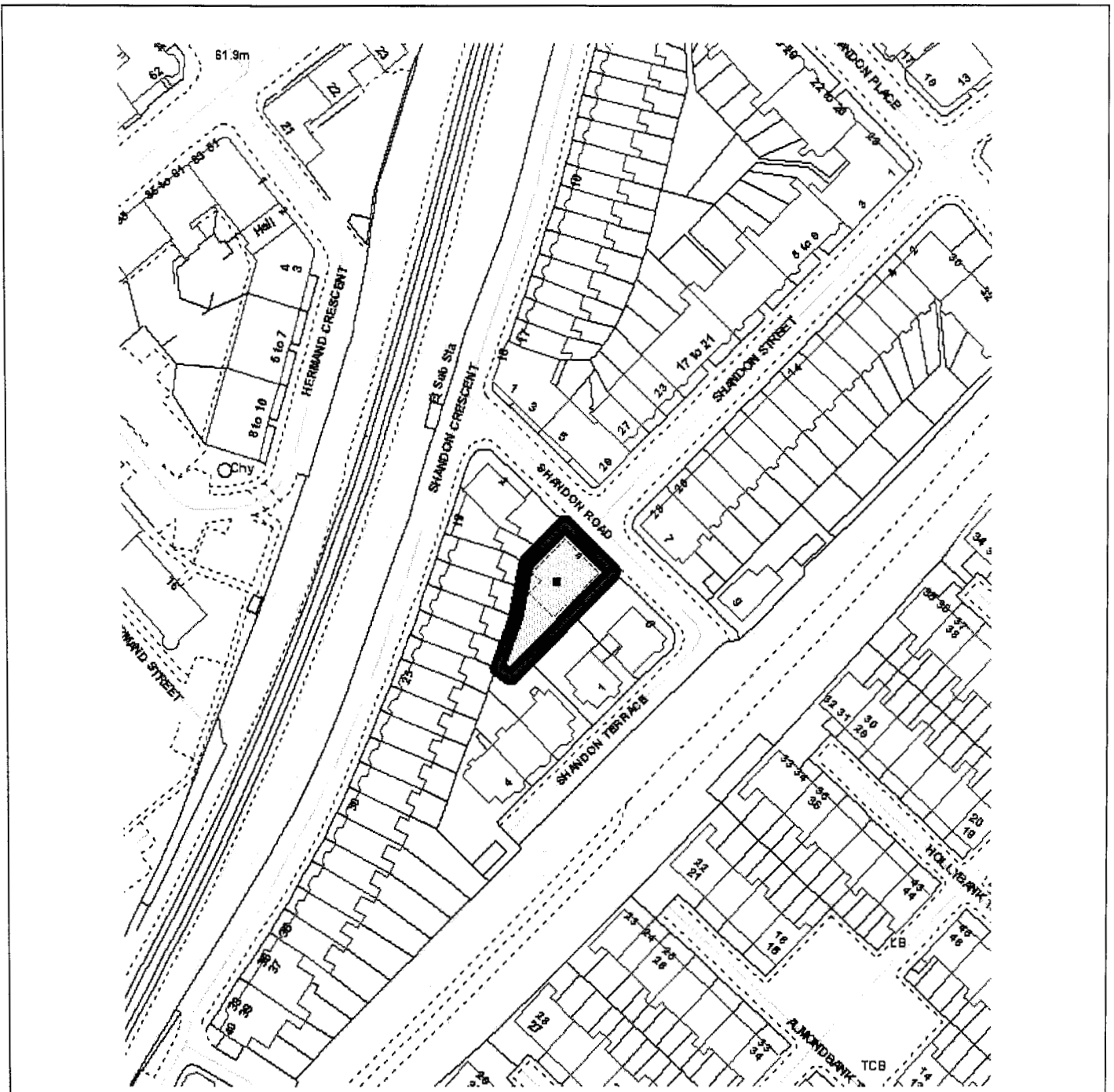
Local Plan Central edinburgh Local Plan

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

File

Date registered 11 August 2004

**Drawing numbers/
Scheme** 1-2, 6 -7,8
Scheme 3



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PLANNING APPLICATION

Address	4 Shandon Road, Edinburgh, EH11 1QG		
Proposal	Remove window and replace with french doors (as amended)		
Application number:	04/03044/FUL	WARD	29- Shandon
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			