

**Full Planning Application 04/04422/FUL
at
14 Cluny Place
Edinburgh
EH10 4RL**

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

1 Purpose of report

To consider application 04/04422/FUL, submitted by Mr + Mrs Watson. The application is for: **Alter and extend dwelling with oak and glass extension to rear (as amended)**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application site comprises a mid terrace property forming part of terrace of eight, two-storey houses with half-timbered end gables, designed by R Rowand Anderson, 1885. The rear of the properties are characterised by single storey projections with a half piend roofline.

The property is listed Category B and is located within the Morningside Conservation Area.

Site history

There is no relevant planning history for this site.

Relevant history for adjacent sites:

8 Cluny Place - 99/03264/FUL/LBC - Alter and extend dwelling house. Consent granted 8 December 1999 for a similar extension with the same footprint.

6 Cluny Place - Extension to rear. Permission not required. 1979

Description of the Proposal

The application is to form a garden room at the rear of the property. The existing modest (2.3m x 4m) single storey outshot will be removed. The extension will extend to approximately 4.3m in width and 6m in depth from the original building line. There is an increased width at the garden end of the extension of an additional 500mm. The extension will be approximately 3.2m in height.

A new fully glazed door is proposed on the rear of the property. This will replace existing non original doors.

The proposals have been amended reducing the scale and height of the extension. The mono pitch roofline has been deleted. The amended scheme has a flat roof with 2 (1m x 2m) rooflights. A row of 'lean to' fixed rooflights are proposed on the north facing elevation of the extension, adjacent to the cope stone. The cope will be raised by approximately 130mm. The walls will be formed in stone and timber.

Full height timber framed sliding windows are proposed on both the garden facing elevation and patio area respectively. Roofing materials will be felt with lead detailing.

The original scheme proposed to remove the existing single storey extension and erect a new extension with a mono pitch roofline. The finished height of the extension was to be 4m and descending to 2.7m . Vertical timber cladding to a maximum height of 1.8m was proposed on the north (side) facing elevation. Three velux windows were proposed on the west facing elevation of the new roof. Roofing materials to be were lead or terne coated steel.

SUPPORTING STATEMENT

The Agent has provided a Supporting Statement, in relation to overshadowing issues.

This is available in the Party Group Rooms.

3 Officer's Assessment and Recommendations

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;
- b) whether the proposals have an adverse impact on the building or its setting;
- c) whether the design is satisfactory given the setting of the site;
- d) whether the proposals are detrimental to residential amenity.

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

"A predominantly residential area characterised by Victorian and Edwardian villas with pockets of tenement development at Woodburn Terrace and Comiston Road. South of the railway, the streets of villas were laid out on the Braid Estate by R Rowand Anderson, the 'feuing architect'. Substantial garden grounds and mature trees are a feature of this area."

The rear of the properties are mostly unaltered and retain the piended single storey projection that characterises the rear elevation of this terrace. There are no large extensions or conservatories, with the exception of extensions at Nos 6 and 8 Cluny Place, respectively.

The proposed extension is a contemporary design and constructed with timber, stone and fullheight glazing. The oak/glass construction is lightweight and well designed and will not read as part of the original building. The coverage of the rear garden is around 25%, well within the guidelines. There is a precedent at 8 Cluny Place for an extension with a similar footprint and contemporary detailing.

The proposals have been amended, reducing the height, width and height of the garden room and the height of the timber cladding. The design of the roof has been amended from a monopitch to a flat roof design. The proposed extension will not dominate the rear elevation of the building through the use of stone, timber and glass and the lead detailing. The materials are high quality, in keeping with the character of the listed building and the character and appearance of the conservation area.

The revised proposals will preserve the character and appearance of the conservation area.

b) The proposed extension is a contemporary design and constructed with stone, timber and full height glazing. The oak/glass construction is lightweight and well designed and will not read as part of the original building. The reduction in the length of the building will ensure it does not occupy any more than one third of the length of the garden.

c) The design has been revised as above and is satisfactory given the setting of the site.

d) Although there will be a breach of the overshadowing guidelines, the reduction in the height and length of the extension will ensure this breach is minimal and will not result in any significant overshadowing problems for the adjacent property at number 16. The extension will project less than 2 metre beyond the end of the neighbours outshot.

The extension will be more than nine metres from the boundary to the west. The proposed glazed doors will be less than nine metres from the mutual boundary with number 12. However, the level of screening on this boundary will ensure there is no loss of privacy to number 12.

In conclusion, the amended proposals are acceptable in terms of design and materials and will not adversely affect the character and appearance of the conservation area or the amenity of adjoining properties.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions requiring information on proposed materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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| Contact/tel | Diana Garrett - Wed, Thurs + Alternate Tuesdays on 0131 529 3620 (FAX 529 3717) |
| Ward affected | 46 - North Morningside/Grange |
| Local Plan | Central Edinburgh |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 20 December 2004 |
| Drawing numbers/ Scheme | 1-3,10, 11 Scheme 4 |

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bozunovic@edinburgh.gov.uk

Application Type
Application Address:
Proposal:
Reference No: 04/04422/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Scheme 1

The application was advertised on the 21 January 2005.

One letter of representation (part objection/part comment) was received. Grounds of objection relate to:

- height will adversely impact on residential amenity
- will be visually intrusive
- height and massing will incompatible with listed status
- proximity of new extension

Comments relate to:

- concern with roofing materials and depth of roof edging
- extent of timber/metal cladding on north elevation unclear

Scheme2.

Neighbours at No.12 Cluny Place were renotified. One letter (part objection/part comment) was received. . Grounds of objection relate to:

- proposed lean to rooflights out of character with rooflines of the listed terrace
- will impact adversely on visual amenity

Comments relate to:

- revised plans are less oppressive and obtrusive but are still too high

Scheme 3 and Scheme 4 were not re advertised.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is located within an Area of Housing and Compatible Uses as identified in the Central Area Local Plan.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Application Type
Application Address:
Proposal:
Reference No: 04/04422/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. Details of the new roof facings shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

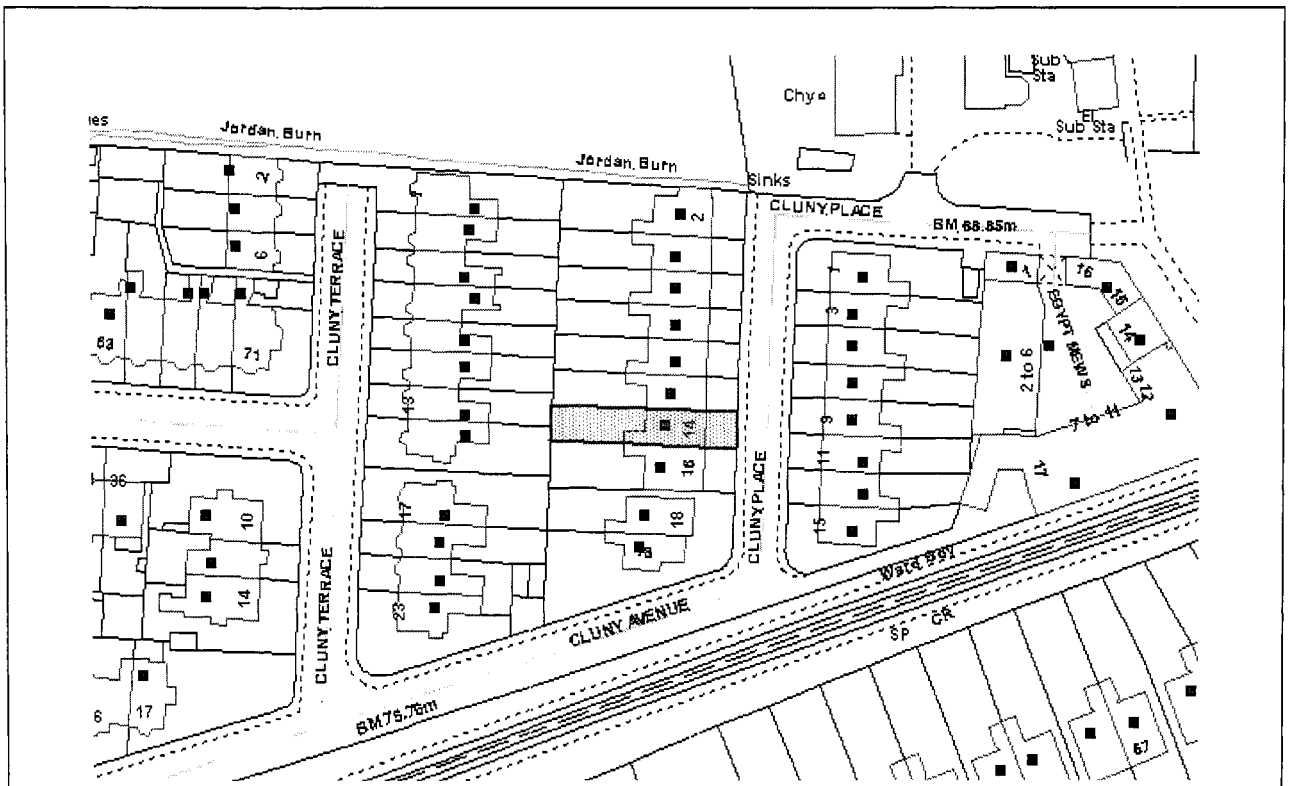
End

Application Type

Proposal:

Reference No: 04/04422/FUL

Location Plan



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