

**Full Planning Application 05/01428/FUL
at
1 Denham Green Terrace
Edinburgh
EH5 3PG**

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

1 Purpose of report

To consider application 05/01428/FUL, submitted by Mr Boyd. The application is for: **Form new hard-standing for 1 car, form 4 velux windows and 1 pyramid rooflight as part of attic conversion works (as amended to move run-in to South Trinity Road)**

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

2 The Site and the Proposal

Site description

The property is a large detached Victorian villa and sits on a corner site. The adjacent roads are very different in character: South Trinity Road is a main local arterial route but is relatively narrow, with parking a difficulty; Denham Green Terrace is particularly wide (a 12m carriageway), with ample parking space on street. As a result, there is currently no pressure for off-street parking on the side road, but growing pressure on the main road.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes creation of a single off-street parking space off South Trinity Road, plus addition of velux rooflights to the house.

Internal alterations are also proposed but these do not require planning permission.

The application originally showed the vehicle run-in off Denham Green Terrace.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are

- Do the proposals improve and enhance the appearance of the conservation area? If they do not, there is a presumption against the granting of planning permission.
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider

- a) The effect of the proposal on the character and appearance of the conservation area;
- b) The effect on residential amenity;
- c) Effect on road safety and pedestrian circulation.

CONSERVATION AREA CHARACTER STATEMENT

Trinity Conservation Area was laid out in the late 18th and early 19th century as a villa area. These were often second homes for wealthy people living in the Georgian New Town. This is reflected in the architectural style of the area, but the area is specifically informal in layout. The landscape planted with these older houses is now fully mature, giving the area the overall ambience of a leafy suburb, but with an unusual dignity endowed by the high proportion of old stone villas. Later sections, to the north and west, are built to higher

densities, including some terraced properties, but retain a sense of stone buildings in large gardens.

a) The alterations have minimal effect upon the character of the existing house and the wider area.

Non-statutory guidelines make an assumption against creation of run-ins unless they are already found in the conservation area.

In the case of this corner site, Denham Green Terrace currently has no run-ins, but South Trinity Road does, and there are several other run-ins in the urban block as a whole. Guidelines therefore support creation of a run-in on the west side of the property facing South Trinity Road. The applicant amended the proposals to move the run-in from Denham Green Terrace to South Trinity Road.

b) The proposal has no undue effect on neighbouring residential amenity

c) The proposal brings parking on-site, thus complying with current parking policy, while only one potential parking space is lost on the road as a result. Road safety is not adversely affected.

In conclusion, the proposals safeguard the character and appearance of the conservation area, residential amenity and road safety.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	11 - Trinity
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	12 May 2005
Drawing numbers/ Scheme	2,4,5 Scheme 2

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 05/01428/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 27th May 2005.

Two representations were received. One letter of objection was received on grounds of loss of on-street parking. AHSS wrote stating the proposal to be "overdevelopment".

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 property lies in an area of Housing and Compatible Uses, as shown in the NEELP. It sits on the outermost western edge of the extended Trinity Conservation Area (not yet illustrated in the local plan).

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

Application Type

Application Address:

Proposal:

Reference No: 05/01428/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

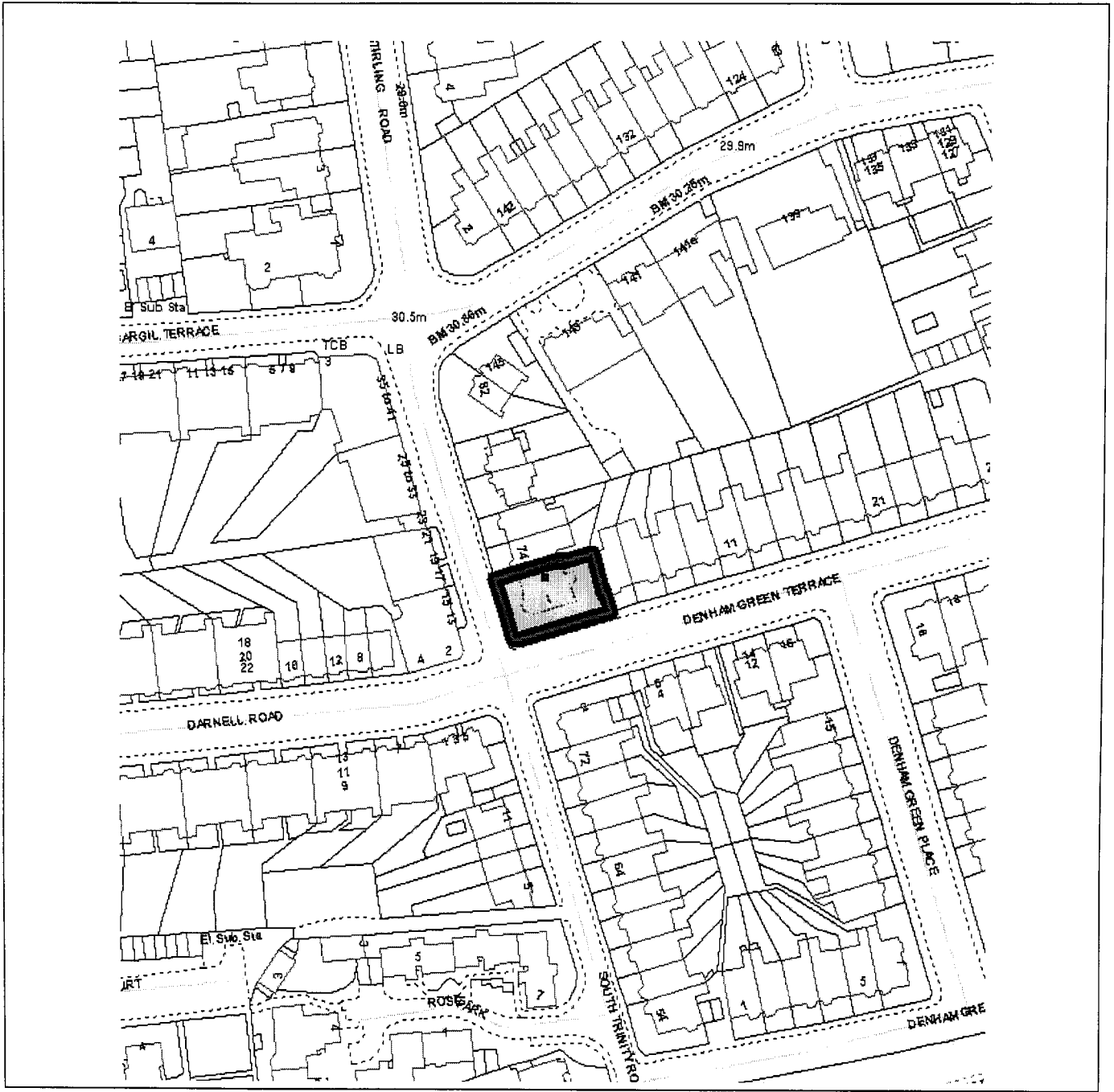
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	1 Denham Green Terrace, Edinburgh, EH5 3PG		
Proposal	Form new hard-standing for 1 car, form 4 velux windows and 1 pyramid rooflight as part of attic conversion works (as		
Application number:	05/01428/FUL	WARD	11- Trinity

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