

**Full Planning Application 05/01383/FUL  
at  
11 3F3 Merchiston Grove  
Edinburgh  
EH11 1PW**

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

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**1 Purpose of report**

To consider application 05/01383/FUL, submitted by Mr Traynor. The application is for: **Formation of 2 rooms in attic space, one dormer with window, one with velux window**

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

**2 The Site and the Proposal**

**Site description**

The site is located on the north side of Merchiston Grove close to the junction with Shandon Place. The application property is a third floor flat within a traditional tenement block. To the south and west is colony properties.

The site does not lie within the conservation area. It is not listed.

**Site history**

There is no relevant planning history for the site.

**Description of the Proposal**

The proposal is for an extension into the attic space to form additional accommodation. The accommodation will consist of two bedrooms, one with en suite facilities. A dormer is proposed to the rear of the property and a velux window to the front. The dormer will be 3 metres in width and is set down 500mm from the ridge, 800mm from the eaves and is set more than one metre from the gable. The dormer is to be finished in slate.

### **3 Officer's Assessment and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 is acceptable in terms of scale and design
- b) the proposal will affect residential amenity of the adjoining neighbouring properties through loss of daylighting/overshadowing and privacy.

The non-statutory guideline on House Extensions state that single dormers should be no greater than one third of the average roof length. The dormer is not greater than one third, it is located off centre and does not dominate the roof form. The dormer is located on the rear elevation and will not be visible from street level. There will be no detrimental impact on the character and appearance of the area. The velux window is located on the front elevation and measures 800 x 800mm. The size and location of the velux is acceptable and there will be no adverse impact on the character and appearance of the area.

b) No privacy, daylighting or overshadowing issues will arise from the proposals.

The issues raised in respect of noise during construction, ownership of the communal roof space and impact upon neighbouring property values are not material planning considerations.

It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
<b>Ward affected</b>	29 - Shandon
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	1 June 2005
<b>Drawing numbers/ Scheme</b>	01,04,05

#### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.boqunovic@edinburgh.gov.uk](mailto:sarah.boqunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01383/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No Consultations received.

### **Representations**

Neighbour Notification was carried out on 17 May 2005. Three letters of objection have been received and one letter that is non material to the determination of the application. The main grounds of objection are as follows:-

1. Dormer would be aesthetically and architecturally unpleasing.
2. Parking problems.
3. No other tenements have dormers.
4. Noise nuisance during construction
5. Ownership issues concerning the roof space which is communal
6. The proposal will result in loss of property values for neighbouring properties

***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**

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses.

Relevant Policies:

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.

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.

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

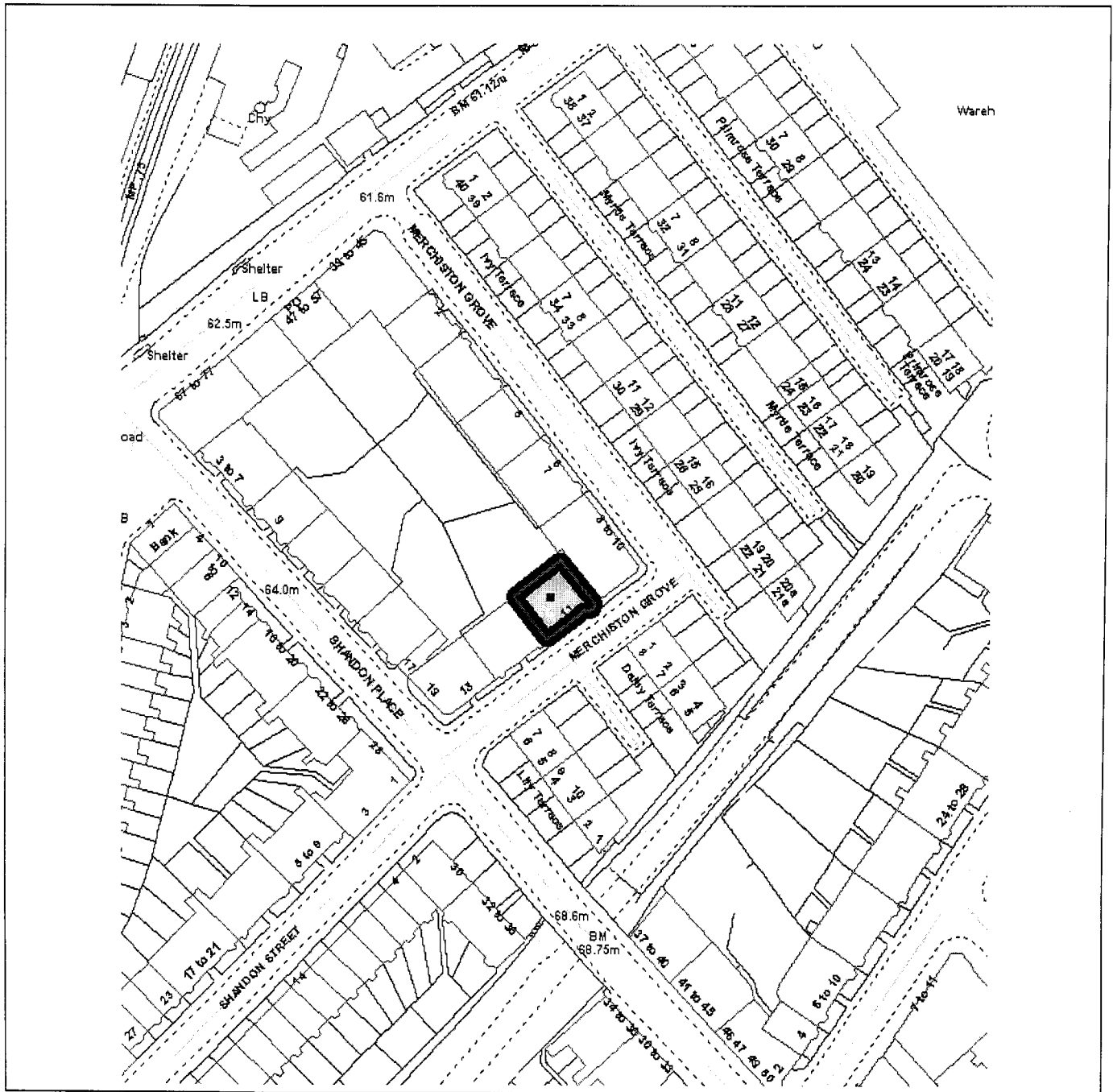
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### **Reasons**

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

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>11 3F3 Merchiston Grove, Edinburgh, EH11 1PW</b>		
<b>Proposal</b>	<b>Formation of 2 rooms in attic space, one dormer with window, one with velux window</b>		
<b>Application number:</b>	<b>05/01383/FUL</b>	<b>WARD</b>	<b>29- Shandon</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			