

Full Planning Application 07/03129/FUL
at
9 Belmont Road
Juniper Green
EH14 5DZ

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

24 October 2007

Supplementary Report

This application was previously considered by Committee on **24 October 2007**.

An addendum is included at the end of Section 3 of this report.

1 Purpose of report

To consider application 07/03129/FUL, submitted by Mr And Mrs B Marshall. The application is for: **Remove existing porch and extend existing lounge to the rear of the house.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The property is a lower storey flat situated at the end of what was originally a stone-built villa that has since been converted into terraced flats. The property has an existing flat roofed lounge extension to the rear in addition to a modest porch that acts as a rear entry.

This property is located within the Juniper Green Conservation Area.

Site History

There are no recent applications for planning permission for the site.

Description of the Proposal

It is proposed to remove the existing rear porch and extend the existing lounge to the rear of the house. The floor space of the proposed extension would be 8.74 sq metres. It is proposed to replicate the wet dash render and flat roof that is found on the existing extension. The new windows and french doors would be white uPVC.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

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 scale and design of the proposed extension preserves or enhances the character or appearance of the Juniper Green Conservation Area;
- b) The amenity of the neighbouring properties will be adversely affected by the proposed development;

Juniper Green Conservation Area

a) The conservation area is centred on the historic core of the village of Juniper Green. The architectural form and character of Juniper Green Conservation Area is varied, reflecting its development over the years. A variety of architectural styles are represented - Georgian and Victorian

buildings on Lanark Road, Edwardian terraces at Woodhall, workers cottages on Belmont Road and modern developments at Baberton Park and Juniper Grove. The spacing and street pattern is especially interesting; particularly the properties to the north of Lanark Road, which have pedestrian, access only directly to the property.

The proposed extension will not result in the over development of the applicant's garden ground. Although the flat roof is not a characteristic of the area, it matches the existing extension roof. The design and scale of the proposed extension are acceptable.

The colour and materials of the proposed extension will match those of the existing extension. The materials are acceptable in this instance.

The removal of the existing porch would not have a significant effect on the character of the area as it is of poor quality and of no value to the amenity of the building and surrounding area.

The Juniper Green Conservation Area Character Appraisal comments on inappropriate alterations that have been detrimental to the amenity of the character and integrity of the conservation area. In this instance it is considered that extending the existing extension by a relatively small amount will not detract from the character or appearance of the conservation area.

b) The extension would extend along the building line by 2.8m from the existing extension and extend out from the rear building line by 3.8m, in line with the existing extension. Overshadowing would only occur on the applicant's property. There will be no overshadowing or loss of daylight suffered by neighbouring properties.

There will be no issues regarding privacy as the side window of the extension faces a large stone wall that runs along the boundary.

As the proposed extension would be in keeping with the current extension, it would not create any additional loss of amenity to the surrounding area.

To conclude, the design and scale are acceptable in this instance. The character and appearance of the Juniper Green Conservation Area will not be unduly affected and the amenity of the neighbouring properties will be preserved.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application. This application has been requested for referral to Committee by a local Councillor.

Addendum

The application was considered at the Development Management Sub-Committee on 19 September 2007 and was continued to allow a site visit and for further details.

The committee also requested that further contextual information be provided in relation to the date of the conservation area designation and alterations to this property and surrounding properties.

The date of the conservation area designation was 19th November 1993.

The conservatories at 11 and 13 Belmont Road were both granted planning permission in 1997. The recommendation for both applications stated that UPVc was deemed acceptable. Development Quality Guidelines were changed in 1998 to resist UPVc.

Additionally, the conservatories at 11 and 1 Belmont Road replaced an existing small porch similar to that at number 9 Belmont Road.

In conclusion, this proposal will not adversely affect the character and appearance of the conservation area.

Further Addendum:

The application was considered at the Development Management Sub-Committee on 24 October 2007.

The Committee was concerned that the proposal would be to the detriment of the character and appearance of the conservation area.

The Committee indicated it was minded to refuse the application and continued the application for reasons to be drafted.

A suggested reason for refusal is:

The scale and design of the proposed extension fails to preserve or enhance the character and appearance of the Juniper Green Conservation Area contrary to the South West Edinburgh Local Plan Policy E3 and the Finalised Edinburgh City Local Plan Policies Des 11 and ENV 5.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Craig Wood on 529 3904
Ward affected	A02 - Pentland Hills (NEW)
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	23 July 2007
Drawing numbers/ Scheme	1-2 Scheme 1

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, Helen Martin on 0131 529 3517. Email: helen.martin@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 9 Belmont Road
Juniper Green
EH14 5DZ

Proposal: Remove existing porch and extend existing lounge to the rear of the house.

Reference No: 07/03129/FUL

Consultations, Representations and Planning Policy

Representations

The application was advertised on 3 August 2007.

One letter of objection was received. The following material points were raised:

a) Conservation and design issues, taking into account Assessment a;

- It does not meet current planning guidelines in terms of materials and style for a conservation area.
- The design is of a poor quality and style that does not respect the design, materials or unique character of the original building.
- An existing historic feature will be demolished.
- Erosion of the Juniper Green Conservation Area.

b) Residential amenity issues, taking account of in Assessment b;

- The Plan is out of scale with the rest of the building.
- Loss of amenity.
- Daylighting guidelines will not be met.
- Loss of garden ground

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 proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated in the Finalised Edinburgh City Local Plan.

The site is also within the Juniper Green Conservation Area where the existing architectural, historic and landscape character is to be maintained and enhanced.

Relevant Policies:

Relevant policies of the South West Edinburgh Local Plan

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

Relevant policies of the Edinburgh City Local Plan

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

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.

Other Relevant policy guidance

The Juniper Green Conservation Area Character Appraisal emphasises the traditional village character, and the wide and interesting mix of architectural styles and forms.

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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.

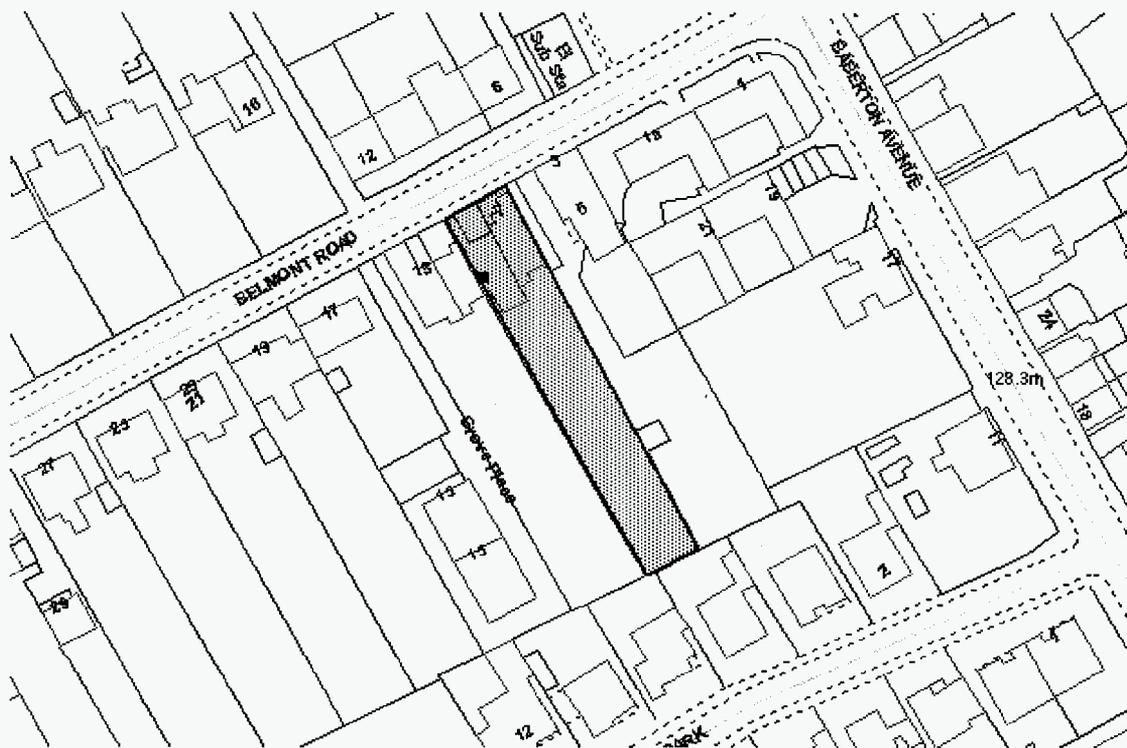
Reasons

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

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Location Plan

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