

**Full Planning Application
at
46 Argyle Crescent
Edinburgh
EH15 2QD**

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

Proposal: Alter roof over dwelling, including formation of dormer to front and rear elevations together with 2No velux rooflights to front and 1No velux to rear

Applicant: Mr Laursen

Reference No: 04/01407/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 rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

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

2 Main report

Site description

The application site is on the north side of Argyle Crescent. The site is within the Portobello Conservation Area. The application site is an end terrace. The property is a stone fronted terrace villa. The roof is formed with a gable end and is finished in slate. The property has PVC sash and case windows. To the frontage is a low wall and railing to approximately 1.5 metres.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

The application is for the erection of a dormer window to the front and rear elevations of the property. Two small velux windows are also proposed to the front elevation.

Scheme 2

The revised scheme reduces the width of the rear dormer to one third of the width of the rear roof plane.

Consultations

No consultations undertaken.

Representations

The application was advertised on 14 May 2004.

There has been one letter of objection on this application on the grounds that there are no other dormers in the street, the development will detract from the character and appearance of the street and will result in a loss of privacy.

Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenities will be safeguarded.

The site is within the Portobello Conservation Area.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

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.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? (if not there is a presumption against the proposed development)
- -Do the proposals comply with the local plan?
- -If the proposals do comply with the local plan, are there any compelling reasons for not approving them?
- -If the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues, it must be considered whether:

- a) the proposed development will have a detrimental impact on the character or appearance of the property or the wider conservation area
- b) the proposed development will have a detrimental impact on the residential amenity of the occupiers of any neighbouring property

a) The character of the Portobello Conservation Area is described in the North East Edinburgh Local Plan as:

" Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two storey Regency buildings as well as a number of significant public buildings. The seaside character of the Promenade is still evident despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place."

Argyle Crescent is not characterised by dormer windows. Only one other property in the street has a dormer of the general form shown in this application. The proposed development of dormers on the front and rear elevations of the building are in compliance with the dimensional criteria contained within the Council's non-statutory guidelines on House Extensions. The proposed front dormer is chamfered and fits comfortably on the roof form and does not detract from the overall form and character of the dwelling house. The rear dormer is slightly more bulky, but is not visible from any public space within the conservation area.

The proposed development will have no detrimental impact on the character or appearance of the property or the wider conservation area.

b) Both dormer windows comply with the Council's non-statutory guidelines on daylighting and privacy.

The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

In conclusion, the proposed erection of dormer windows will have no detrimental impact on the character or appearance of the property or the wider conservation area. The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

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



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

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Ward affected 40 -Milton

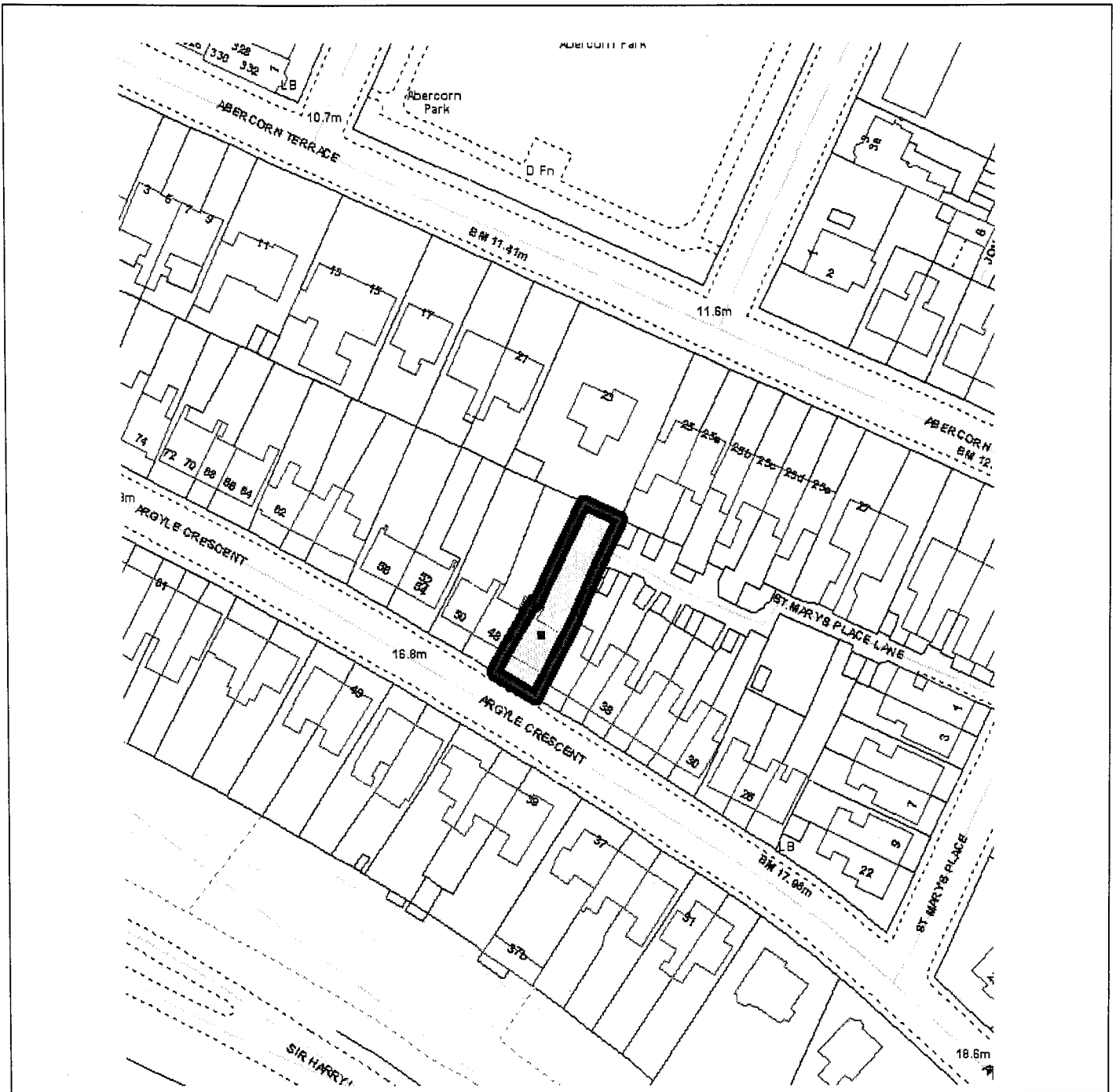
Local Plan North East Edinburgh

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

File

Date registered 20 April 2004

**Drawing numbers/
Scheme** 1+4+5
Scheme 2



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PLANNING APPLICATION

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Application number:	04/01407/FUL	WARD	40- Milton

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