

Full Planning Application 04/03683/FUL

at

53A Dudley Crescent

Edinburgh

EH6 4QL

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/03683/FUL, submitted by Mr + Mrs Johnston. The application is for: **Proposed alterations and extension to existing kitchen / bathroom extension at rear of dwelling to form 2 No bedrooms and shower room and internal alterations**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site is a ground floor flat within a two storey, terrace of stone faced, flat roofed villas fronting onto Dudley Crescent. The site stands to the northern boundary of the Victoria Park Conservation Area and is bounded to the rear by a stone boundary wall 1.5 metres high and beyond that a lower land level of new development of residential properties for Dunedin Housing Association.

The property already benefits from an existing single storey outshoot on the left-hand side of the garden and a separate, but attached, brick built building beyond that and up to the existing rear boundary wall of the property.

The outshoot forms a part of a larger projection, together with that to the rear of the adjoining property No 51 Dudley Crescent. This outshoot matches that to the right-hand side of the garden of the other neighbour No 55A Dudley Crescent. These single storey, double outshoots are common to all of the properties in Dudley Crescent terrace.

The common boundary between the application site and the neighbour at No 55A is formed of a section of 1.8 metre high close-boarded fence and two sections of 1.8 metre high open trellis fencing.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the demolition of the existing rear outshoot and the erection of a slightly wider single storey rear extension along the whole length of the western boundary of the site to form two additional bedrooms and a shower room. The extension is 9.4 metres by 3.5 metres to a flat roof height of 2.75 metres. The existing outshoot is 2.35 metres at its widest. The extension will be rendered.

The proposal also includes the provision of a 1.8 metre high close boarded screen fence along the entire length of the eastern boundary with No 55 and 55A Dudley Crescent.

Supporting Statement - Available for inspection in Party Group Rooms.

Addresses those issues concerning the size of the extension, the remaining area of garden space and proximity to neighbours.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- 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 are 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 proposal is appropriate to preserve or enhance the character and appearance of the conservation area;
- (b) The proposal will adversely affect the character of the existing building or the surrounding area; and
- (c) There will be any loss of residential amenity as a result of the proposals.

Victoria Park Conservation Area Character Statement

The Conservation Area is centred upon Victoria Park, a traditional urban park characterised by mature trees and areas of close mown grass, with recreational facilities including bowling greens and play equipment. The park is surrounded by a mixture of housing and institutional uses, and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of Georgian and Victorian villas, many of architectural interest, often set in large and well landscaped grounds. Housing in the 'Dudleys' is characterised by the uniformity of design - two storey terraces decorated with stone urns and cast iron cresting, much of which has survived to the present day.

a) The proposal is for the replacement of an existing flat roofed outshoot with a slightly wider extension. Accordingly, there will be little alteration to the present appearance or character of this part of the conservation area and no adverse impact.

b) The main difference between the proposal and the present outshoot is an increase in width to provide a more useable internal space. The proposal therefore seeks to replicate the traditional development pattern for this terrace.

The Council's Non-Statutory guidance notes require that any rear extension should not occupy more than one third of the original rear garden area and that adequate garden ground remains. At present 51 square metres of garden ground exists, excluding the foot print of the outbuilding, and as a result of the proposal that area will be reduced to 36 square metres; a loss of 30% of the existing garden area. The amount of garden taken up by the proposal is less than one third and therefore complies with the terms of the guidance for house extensions. The amount of amenity space retained while small, is adequate for the size of the property.

c) The existing outshoot extends to 4.6 metres, as does that of the neighbour at No 55A Dudley Crescent, resulting in a present minimum window to window distance of 9.2 metres. This is substantially less than the minimum of 18 metres, as identified in the Council's Non-Statutory guidance notes.

The proposal will extend to within 3.4 metres of the common boundary with the neighbour at No 55A, reducing the minimum distance to 8.0 metres. However, it is also proposed to erect a 1.8 metre high close-boarded fence along the common boundary. Such a form of boundary treatment is required in this instance to ensure a suitable level of privacy is retained for the neighbouring property and should be the subject of a condition. A 1.8 metre fence is acceptable in these circumstances where the existing garden areas are small and already overlooked by first floor flats. As a result there will be no direct overlooking between the two projections and therefore no resultant loss of privacy or amenity.

In conclusion, the proposal is in accordance with the Development Plan, it preserves the character and appearance of the conservation area and it will not have any adverse implications for the amenity of the applicants or residential amenity.

It is recommended that the Committee approve this application, subject to the condition on screen fencing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	12 - Newhaven
Local Plan	
Statutory Development Plan Provision	
Date registered	5 October 2004
Drawing numbers/ Scheme	01-03 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, 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 Full Planning Application

Application Address: 53A Dudley Crescent
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EH6 4QL

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bathroom extension at rear of dwelling to form 2 No bedrooms
and shower room and internal alterations

Reference No: 04/03683/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The proposal was advertised as development within a Conservation Area on 22 October 2004.

No representations have been received.

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

North East Edinburgh Local Plan - The site is within the Victoria Park Conservation Area, where the protection and enhancement of the special character and appearance of the designated conservation areas will be protected. The site is also within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

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.

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

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend 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. The approved 1.8 metre high screen fence shall be erected on the eastern boundary of the site prior to the first occupation of the extension hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

End

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Location Plan



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