

Full Planning Application 04/04190/FUL

at

80 South Trinity Road

Edinburgh

EH5 3PW

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04190/FUL, submitted by Mr + Mrs Olden. The application is for: **Alter + extend private house (partly in retrospect)**

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 two storey, semi-detached dwelling house that stands to the south east of the junction between South Trinity Road and East Trinity Road. The building has a dressed stone façade with a two storey bay and dry dash render to the side and rear elevations under a hipped slate roof. To the side of the property an attached, flat roofed, single storey garage stands between the dwelling and the common boundary with the neighbour at No 82 South Trinity Road. A single storey, flat roofed, rear projection stands centrally to the rear elevation.

A similar pair of semi-detached houses stand to the north and a four-storey tenement block, with shops at the ground floor, stands opposite to the west.

The property stands within the south western part of the Trinity Conservation Area.

Site history

There have been previous planning enforcement investigations into the commencement of development on this property, following the receipt of objections from a neighbouring property. These have resulted in the submission of this application.

Description of the Proposal

The application is for the demolition of the existing rear projection and the erection of a single storey rear extension across the entire width of the plot measuring 9.2 metres by 3.7 metres, at its widest, up to a mono pitched ridge height of 3.2 metres. The extension is further illuminated by means of three raised roof lights. There is also a small box extension of 1.0 metres by 1.6 metres and projecting 0.45 metres on the first floor of the rear elevation. This has been constructed in lieu of the previous window opening. The proposal also includes for a triangular side projection within the hipped gable of the roof and a number of rooflights within all three of the roof slopes to provide for a third bedroom in the roof space.

The works to the roof are all nearing completion and this application has in part been made in retrospect for those works.

Supporting Statement - Available for inspection in Party Group Rooms.

This seeks to address those issues raised as a result of the neighbour consultation.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

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

Trinity Conservation Area Character Statement

This typical villa area is dominated by houses set in large gardens with stone walls and mature trees. The style and mix of Georgian and Victorian villas is unrepeated in Edinburgh; some are embellished with Gothic details and ornamental ironwork; others have towers and attractive stone porches. Although the area is overwhelmingly domestic in scale and suburban in nature, it lacks the order of other stonebuilt suburbs such as the Grange and Merchiston.

a) The alterations to the roof, especially the projection to the hipped gable, are visible from the public road. The roof projection is simple in its appearance and design and is relatively insignificant in appearance. The majority of the proposal, the single storey extension, stands to the rear of the dwelling and adjoining garage and is not visible from any public place. The extension is relatively modest in size and stands as a subordinate feature to the main dwelling house. As such there will be little alteration to the present appearance of this part of the conservation area.

b) The roof projection does not wholly comply with the provisions of the Council's Non-Statutory guidance note with regard to dormer extensions. There is a general presumption against side dormers; a dormer face should consist of window framing and glazing; and there are limitations set on the size and position of a dormer on the roof. However, the projection is the first within the original roof; it is simple in its appearance and design and, being located within the hipped slope, is relatively insignificant in appearance and subordinate to the overall roof shape. For these reasons the proposal is deemed to be acceptable in policy terms.

Adequate rear garden space remains maintaining a satisfactory level of amenity to the residents of the application site.

c) The rear extension is to be constructed up to the common boundary with the attached neighbouring property, at No 78 South Trinity Road. A single storey rear projection already stands on that boundary to No 78; the side elevation of which contains a window with views directly in to the rear garden

of the application site. Accordingly, there is an existing problem of mutual overlooking between the properties. Given the proposed position of the proposal it will block out virtually all light entering into that window. However, there are two windows that exist in the rear elevation of the extension which are sufficient to provide adequate means of light to the existing room.

The location of windows on the common boundary between properties is a rare occurrence, as there is no control over the passage of light to the window across the neighbouring land. The planning system is not designed to provide a means of redress for any loss to an individual caused by the actions of another, as a means of protecting the wider community from inappropriate forms of development. Accordingly, any issues between the parties would be a private legal matter and not one to be considered under the terms of the planning legislation.

Consequently, there will be no unacceptable overshadowing, resulting from the proposal, of either of the adjoining properties

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 conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	11 - Trinity
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	25 November 2004
Drawing numbers/ Scheme	01-09 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: 80 South Trinity Road
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Proposal: Alter + extend private house (partly in retrospect)
Reference No: 04/04190/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The proposal was advertised as development within a Conservation Area on 3 December 2004.

One letter of objection was received. The material concerns raised relate to:

- *proximity to an existing window*
- *overshadowing*

Other points raised are not material.

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 Trinity 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**

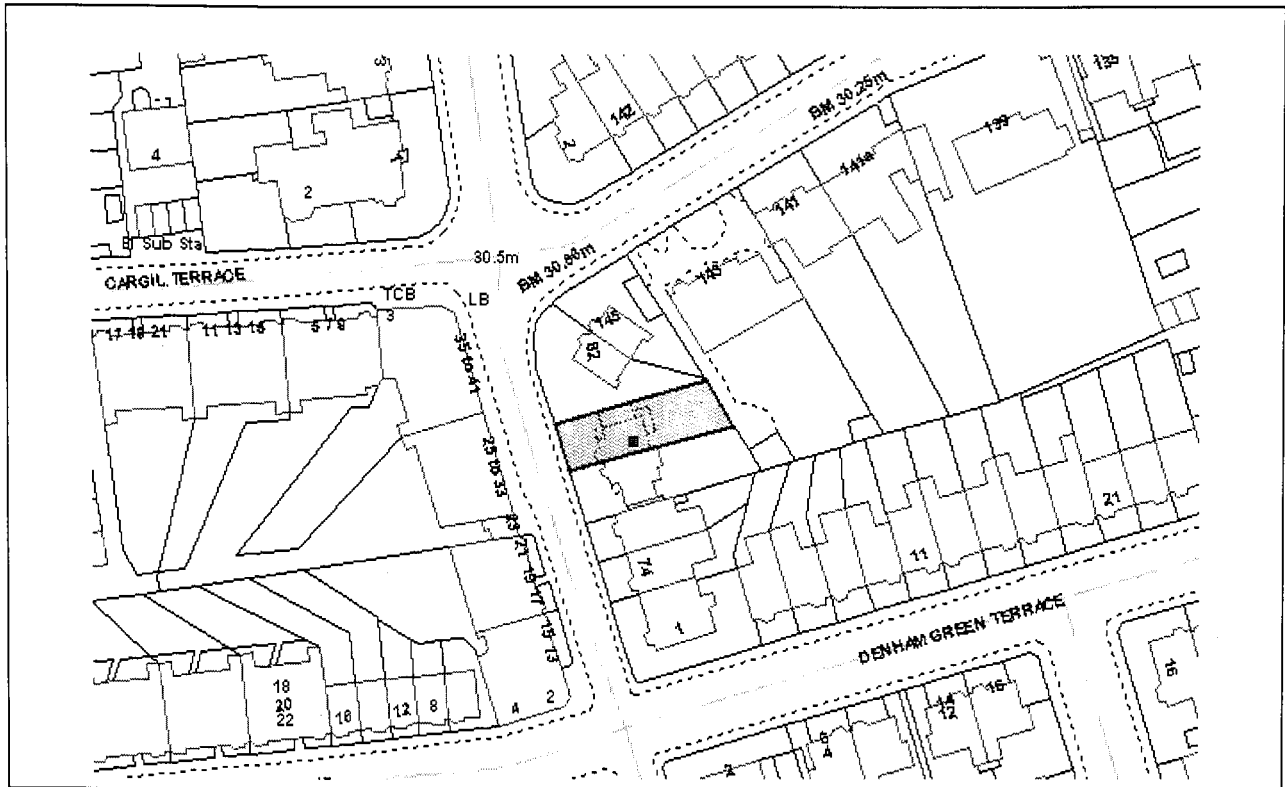
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Location Plan



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