

Full Planning Application 05/00076/FUL
at
16 Zetland Place
Edinburgh
EH5 3LY

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

1 Purpose of report

To consider application 05/00076/FUL, submitted by Mr + Mrs Mitchell. The application is for: **House extension**

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 comprises the garden of a lower flat in a stone built Victorian villa. The surrounding area is residential. The side garden is bounded by a 1.5 metre high stone wall and vegetation.

The site is within the Trinity Conservation Area.

Site history

1998 - Planning permission granted for alterations in retrospect (98/02310/FUL).

Description of the Proposal

The application is for a single storey flat roof extension to the side, measuring 13.5 square metres, finished in natural re-used sandstone and timber framed windows on the west and north boundaries.

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 any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

(a) The proposed extension adversely affects the character or appearance of the Conservation Area or the character of the existing building

(b) Neighbouring amenity will be adversely affected.

(a) The proposed extension is sympathetic to the existing house in terms of design and materials, and occupies 14% of the area of the rear garden. Villa Policy criteria are complied with. There is no adverse impact on the character or appearance of the Conservation Area, or the character of the existing building.

(b) A side facing window is proposed on the west elevation, 1.5 metres from the boundary. The provision of a section of screen fence to protect privacy to the adjacent garden is covered by condition. There are no significant daylight issues.

The proposals comply with the relevant Local Plan Policies and preserve the character and appearance of the Conservation Area. The breach of Non-

statutory guidelines in relation to privacy can be overcome by the erection of suitable screening.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition relating to the provision of suitable screening.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) Only on 0131 529 3902 (FAX 529 3706)
Ward affected	11 - Trinity
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	12 January 2005
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.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 16 Zetland Place
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EH5 3LY
Proposal: House extension
Reference No: 05/00076/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified, and the application was advertised on 21 January 2005.

The AHSS has objected on grounds of appearance, and suggests that a timber extension would be more suitable.

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 an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

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.

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.

Policy E27 (NEW DEVELOPMENT IN VILLA AREAS): sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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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. Details of a section of screen fence on the western boundary opposite the proposed window shall be submitted to and approved by the Head of Planning and Strategy prior to work commencing. The screen fence shall be erected prior to the occupation of the development hereby approved, and maintained to the satisfaction of the Head of Planning and Strategy.

Reasons

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

End

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Location Plan



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