

**Full Planning Application 07/02915/FUL**  
**at**  
**1 Cumin Place**  
**Edinburgh**  
**EH9 2JX**

---

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

19 December 2007

---

1 Purpose of report

To consider application 07/02915/FUL, submitted by EH9 Properties. The application is for: **Conversion of garage to two bedroom mews cottage - ex, roof raised, dormer added, 2 single storey extensions added + off street parking space created**

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 two storey stone built villa subdivided into flats located on the corner of Cumin Place and Grange Road.

This property is located within the Grange Conservation Area.

**Site History**

92/00044/FUL - Erect a garage (as amended). Granted 04.03.1992

## **Description of the Proposal**

The proposal comprises of the alteration of an existing garage located within the rear garden to a separate dwelling unit, two small extensions are to be added to the north and south elevations.

The dwelling is to be finished in render to match the existing structure, the roof is to match the existing roof, with the two single storey mono pitched extensions to have a zinc roof.

The external elevation (east) is to have the existing garage door infilled with stone to match the existing boundary, and a small section of the wall to be removed in order to provide a parking space, with high timber gates.

The rear elevation (west) is to be altered from a hipped roof to gable, the roof is to be increased in height by 750mm.

The garden is to be subdivided in order to create garden space for the proposed unit. The boundary treatment is to be a stone based vertical timber fence.

The new unit will cover an area of 191.74m<sup>2</sup>, with the dwelling covering 61.1m<sup>2</sup>, the garden area covering 115.64m<sup>2</sup> and the parking area covering 15m<sup>2</sup>.

## **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 proposal will maintain or enhance the character and appearance of the conservation area

- b) The proposal will adversely affect the amenity of neighbouring residents.
- c) The loss of an off street parking space will adversely affect parking provision

a) The character of the conservation area is characterised as follows,

*A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic – with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The area is characterised by stone built villas with generous garden grounds. However, a large number of properties throughout the conservation area have been subdivided and consequently the garden areas have also been divided into smaller plots, employing varying boundary treatments such as fences, walls and hedges (see aerial photographs). There are also a number of properties throughout the area which have outbuildings set within their garden grounds, of a similar scale to that of the proposed dwelling.

Taking the above into account, it is considered that the proposal will not adversely affect the spatial character of the area.

The proposed division of the plots results in an adequate level of private amenity space being provided for both dwellings.

The materials proposed are acceptable and match the existing appearance of the garage, thus maintaining its appearance. The single storey mono pitched extension is to be sunk into the ground in order that it sits below the existing boundary wall and will not be visible from the street elevation. A small mono pitched extension on the opposite side of the dwelling sits 600mm above the boundary, however, due to its scale and massing, its impact upon the character and appearance of the area is minimal. The proposed rooflights are of an acceptable scale and design.

All of the additions and a large proportion of the alterations to the garage are set behind the existing boundary wall, out of public view and as such will have little or no impact upon the character and appearance of the conservation area.

Increasing the height of the garage by 750mm will not significantly affect the appearance of the outbuilding, it will still remain a subservient feature of the site. The garage door is to be infilled with stone to match the existing boundary wall, thus maintaining the character and appearance of the area.

The loss of part of the boundary wall to create an access point is acceptable and will not adversely affect the character or appearance of the area. This will be offset by the infilling of the garage door with stone to match the boundary wall, thus maintaining only one breach in the boundary wall.

The introduction of the timber gates maintains the high level boundary treatment and a sense of enclosure. It should also be noted that there are varying styles in boundary treatments throughout the area. The timber gates are acceptable.

Although the dwelling will sit in front of the building line of the street, this is an existing building which is being utilised and its position is not being changed. It is an existing situation and therefore is acceptable in this instance.

The proposed boundary treatment of a timber fence is not appropriate for the conservation area, a condition is therefore to be attached to the consent requiring details of the proposed boundary to be submitted to and approved by the Head of Planning.


Despite the alterations to the outbuilding, its character and appearance is maintained and as such still remains a subservient feature of the site, the proposed alterations do not adversely affect the character and appearance of the property or conservation area.

b) The proposal does not result in any undue overshadowing to neighbouring properties. A dormer was proposed for the south elevation of the outbuilding, but due to concerns regarding privacy this has been replaced by three rooflights, which will not result in any loss of privacy to the neighbouring property. Although windows and doors cannot achieve the required distance to the boundary, due to the boundary treatment, there will be no loss of privacy to the neighbouring property.

c) Although an off-street parking space is being lost, the property is located in a controlled parking zone where a generous level of on-street parking exists, hence there is ample provision for parking on-street. The loss of the off-street parking space will not adversely affect the level and availability of on street parking, consequently there will be no detrimental impact upon parking provision in the area. Transport has been consulted and has raised no objections to the proposal.

In conclusion, the proposal will not adversely affect the character and appearance of the conservation area, the amenity of neighbouring residents or existing parking provision in the area.

It is recommended that the Committee approves this application subject to the condition regarding the proposed boundary treatment.

  
**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Chris Cornell on 0131 529 3665
<b>Ward affected</b>	A15 - Southside/Newington (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan Finalised Edinburgh City local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses Urban Area
<b>Date registered</b>	9 July 2007
<b>Drawing numbers/ Scheme</b>	1,10-19

#### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 1 Cumin Place  
Edinburgh  
EH9 2JX

**Proposal:** Conversion of garage to two bedroom mews cottage - ex, roof raised, dormer added, 2 single storey extensions added + off street parking space created

**Reference No:** 07/02915/FUL

---

## Consultations, Representations and Planning Policy

### Consultations

### Transport Planning

No objections

### Representations

The application was advertised on 20.07.2007, 16 letters of objection have been received, raising the following issues:

- Proposal adversely affects the character and appearance of the area.
- Overdevelopment.
- Dwelling in front of existing building line.
- Loss of privacy.
- Loss of parking space, resulting in adverse impact upon parking provision.

The first three points are addressed in section A of the assessment, the issue regarding privacy is addressed in section B and the issue regarding parking provision is addressed in section C of the assessment.

***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 property is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation, and Finalised Edinburgh City Local Plan Urban Area.

## Relevant Policies:

### **Relevant policies of the Central Edinburgh Local Plan**

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD16 (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.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

### **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.

Policy Hou 5 (Conversion to Housing) sets criteria for assessing the change of use to residential.

## **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 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.



**Application Type** Full Planning Application

**Application Address:** 1 Cumin Place  
Edinburgh  
EH9 2JX

**Proposal:** Conversion of garage to two bedroom mews cottage - ex, roof raised, dormer added, 2 single storey extensions added + off street parking space created

**Reference No:** 07/02915/FUL

---

## 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.
2. Details of the proposed boundary treatment shall be submitted to and approved in writing by the Head of Planning 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 the character of the conservation area.

### INFORMATIVES

It should be noted that:

1. The boundary treatment proposed by the applicant of a timber fence is unacceptable, and consequently a condition has been attached to the consent requiring that details of the boundary treatment be submitted to and approved in writing by the Head of Planning before work commences on site.

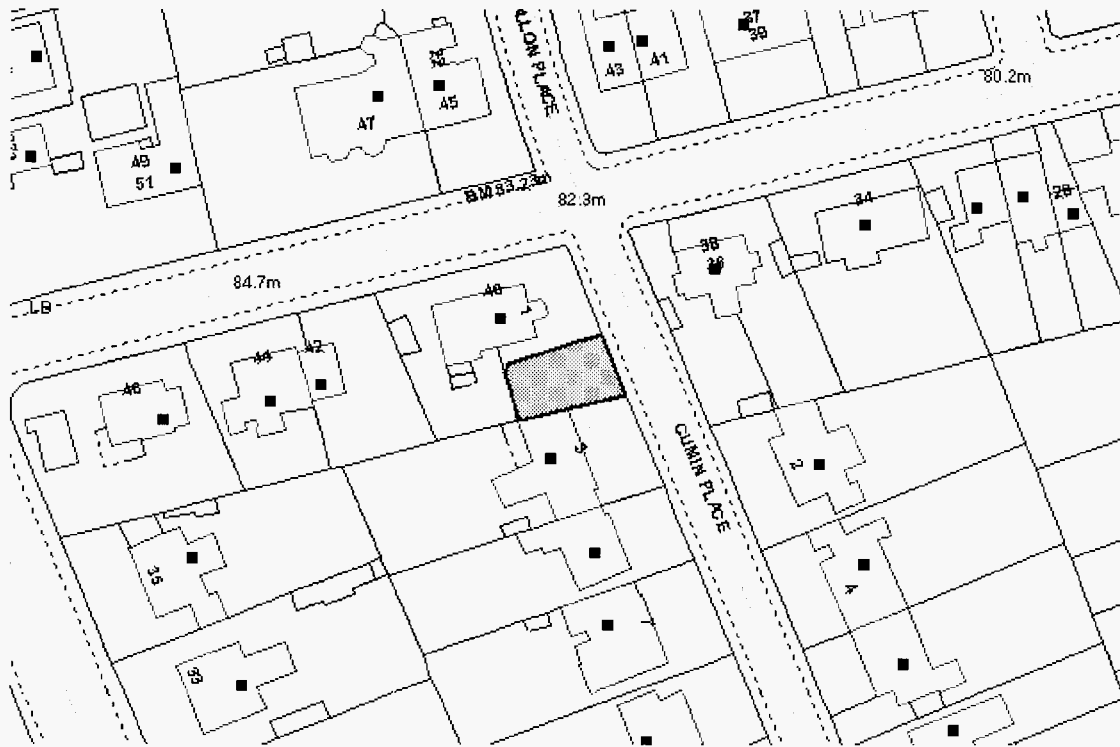
---

End

**Application Type** Full Planning Application

**Proposal:** Conversion of garage to two bedroom mews cottage - ex, roof raised, dormer added, 2 single storey extensions added + off street parking space created

**Reference No:** 07/02915/FUL



## Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.