

**Full Planning Application
at
4 Elmwood Terrace
Edinburgh
EH6 8DF**

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

Proposal: Proposed attic conversion

Applicant: Mr Moffat

Reference No: 04/03064/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.

Reasons

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

2 Main report

Site description

The application site comprises an upper colony flat in a residential area.

There are numerous examples (28) of large box dormer conversions in the immediate vicinity. Cheeked dormers are confined to Woodville and Woodbine Terraces only.

Site history

There is no relevant planning history for this site.

Development

The application is for front and rear dormers measuring 4.7 metres in width on a roof width of 6 metres (78%), set back one metre from the eaves and 0.5 metres down from the ridge. Materials are slate, timber window frames and roofing felt.

Consultations

No consultations undertaken.

Representations

No representations have been received.

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.

Relevant Policies:

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

Non-statutory guidelines on 'HOUSE EXTENSIONS' 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.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 dormers will adversely affect the character of the existing house or the surrounding area

(b) there will be any adverse effect on neighbouring residential amenity.

(a) The proposed dormers occupy 78% of the width of the roof and would not comply with the Council's House Extension Guidelines. However, they are in character with other dormer extensions in the vicinity, and are almost identical to the dormers on the adjacent property (5 Elmwood Terrace). They would therefore not appear out of place in this locality.

(b) There are no significant privacy or daylight issues raised by the proposal.

The proposals comply with the relevant Local Plan Policies. The breach of Non-statutory guidelines in relation to House Extensions, although significant, is not, under the specific circumstances of the application site, sufficient to justify refusal as the proposals reflect the character of the area.

There are no material considerations which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 37 -Leith Links

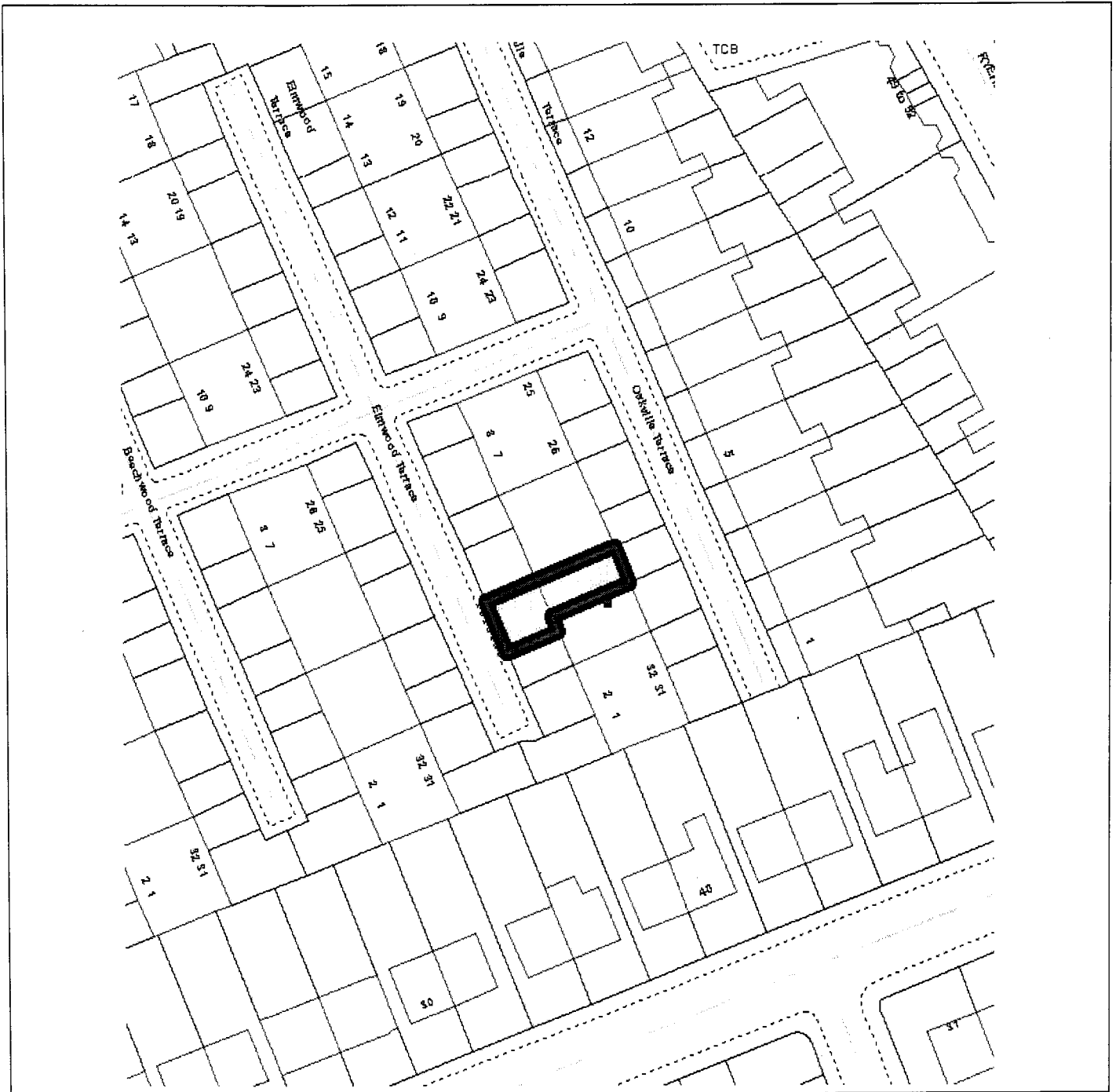
Local Plan North East Edinburgh

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

File

Date registered 24 August 2004

**Drawing numbers/
Scheme** 01-02
Scheme 1



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PLANNING APPLICATION

Address	4 Elmwood Terrace, Edinburgh, EH6 8DF		
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Application number:	04/03064/FUL	WARD	37- Leith Links
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			