

**Full Planning Application  
at  
62 Mountcastle Terrace  
Edinburgh  
EH8 7SG**

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

**Proposal:** Proposed attic extension incorporating two dormers and velux rooflight

**Applicant:** Mr + Mrs Watson

**Reference No:** 04/02212/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 is a modern, mid-terrace property on the south west side of Mountcastle Terrace. The finishing materials are brick and render with a concrete tile roof. The rear garden is 16m long. There is a mixture of terrace, semi-detached and detached houses, of one and two storeys, in the street. There are no dormers on this terrace though there are dormers on other properties in the street.

### **Site history**

There is no relevant planning history for this site.

### **Development**

This application is for an attic conversion with the formation of dormers on the front and rear elevations and one roof light to the front. The front dormer is 2.05m wide and the rear dormer is 2.3m wide. Each dormer has a small hip roof detail and is set 0.7m down from the ridge and 1.1m back from the eaves. Both are slightly off centre, but with a minimum of 1.0m to the adjoining property. The main roof width is 6.15m. The dormers are to be finished in concrete tiles to match the colour of the existing.

### **Consultations**

No consultations undertaken.

### **Representations**

Following neighbour notification one letter of objection has been received from a neighbour, concerned that the front dormer will be out of keeping with the character of the terrace and the street.

### **Policy**

The application site lies within a Housing and Compatible Uses policy area in the adopted North East Edinburgh Local Plan.

#### 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

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 proposals will be detrimental to the character and appearance of the house and/or the area.

b) The proposals will detrimental to residential amenity.

a) The front dormer fully meets the size criteria for dormers, as set out in the policy on House Extensions. The rear dormer is 0.25m wider than the recommended one third dimension set out in the policy, but sits neatly within the roof profile and does not dominate the roof. The minor breach in policy is therefore acceptable.

Whilst there are no other dormers on this terrace, there are others in the area, so the proposed dormers are not out of keeping with the general character of the area. The scale of the dormers is subservient to the scale of the roof and will not be detrimental to the appearance of the terrace or the area.

b) There are no privacy or overshadowing implications from the proposed dormers or roof light. The proposals will not be detrimental to residential amenity.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Wendy McCorrison on 0131 529 3594 (FAX 529 3706)

**Ward affected** 36 -Mountcastle

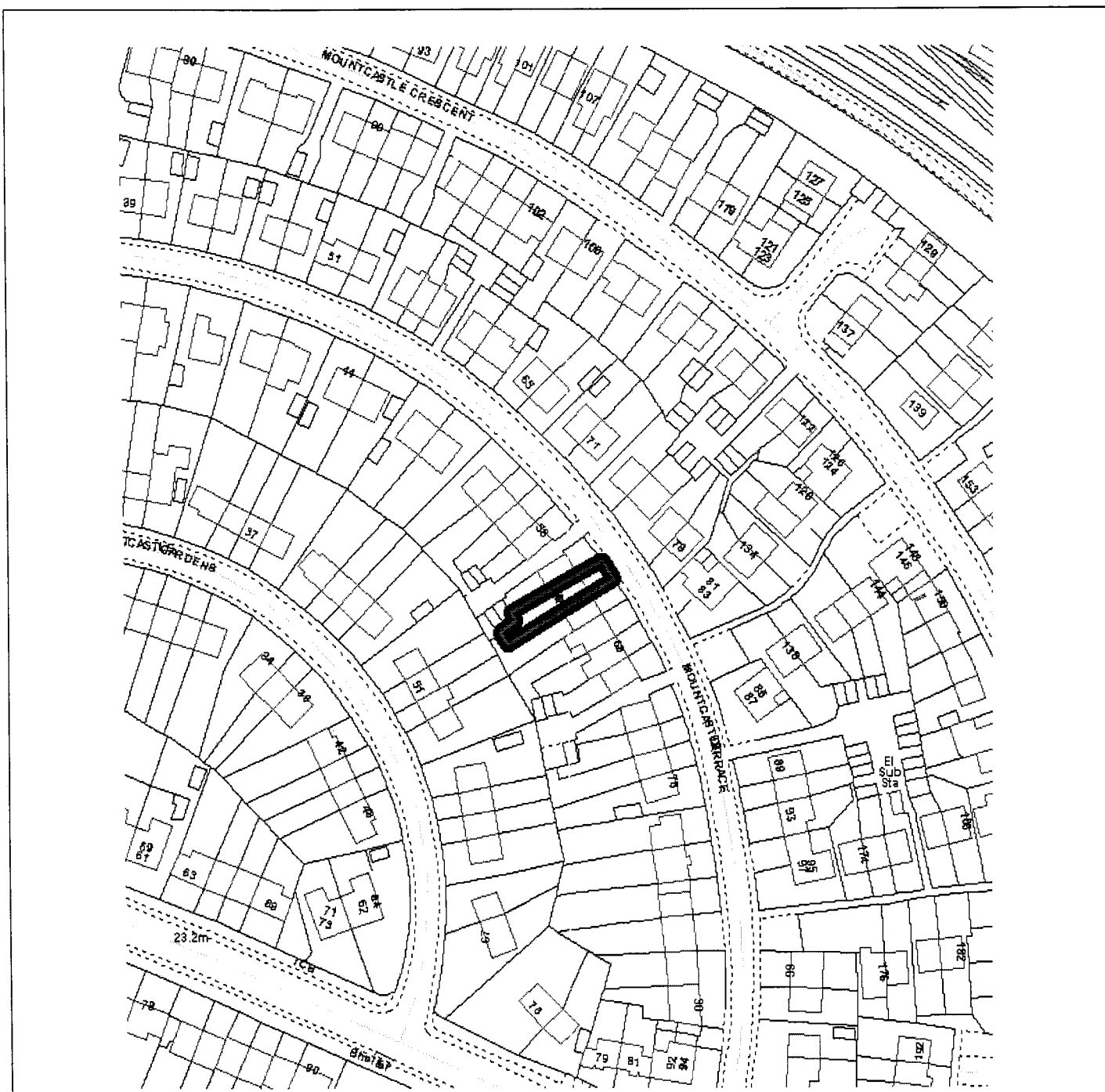
**Local Plan** North East Edinburgh

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

**File** af

**Date registered** 11 June 2004

**Drawing numbers/  
Scheme** 01  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>62 Mountcastle Terrace, Edinburgh, EH8 7SG</b>		
<b>Proposal</b>	<b>Proposed attic extension incorporating two dormers and velux rooflight,</b>		
<b>Application number:</b>	<b>04/02212/FUL</b>	<b>WARD</b>	<b>36- Mountcastle</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**