

**Full Planning Application
at
37 Torduff Road
Edinburgh
EH13 0PA**

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

Proposal: Extension on middle storey to rear - conservatory

Applicant: Veronica Nicholson.

Reference No: 04/01921/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 site lies in a rural setting to the south of Torduff Road where it culminates at Torduff Reservoir. To the north lies Torphin Golf course and to the west and south lies the reservoir and associated filter beds.

The property is a three-storey detached stone built dwelling of traditional style and materials.

The site also lies within the Edinburgh Green Belt and in the Pentland Hills Park.

The property is accessed at ground floor level from Torduff Road but the land drops to the rear and the property has a lower ground floor where there is a kitchen and dining rooms

Site history

13th May 2004 - planning application was withdrawn for an extension on middle storey to rear - conservatory, balcony, ensuite dressing area and bathroom (Ref. 04/0104/FUL)

Development

Scheme 1

The application proposes a conservatory to the rear of the property measuring 7.3 metres wide, 3 metres deep and 3.4 metres high. The conservatory leads from the middle floor and is supported from ground level by columns measuring 2.5 metres high. A timber handrail measuring 1.3 metres high is also proposed along part of the rear elevation (east) and the side elevation (west) where the conservatory opens and a wooden structure 1 metre high above the handrail.

The proposed materials are stained Silken's dark oak dressed redwood frame, glazing and steel columns with a galvanised finish.

Scheme 2

The proposals have been revised to reduce the centres of the mullions and to give more details to the glazing. The galvanised supports have set back to give the conservatory more presence.

Consultations

None undertaken.

Representations

One letter of representation has been received from The Colinton Amenity Association. It has no objection in principle to the proposal to alter and extend this house. However, it does object to the application in the present form for the following reasons:

- Need to take account of the architectural style of the house and its prominent location.

- Discrepancy in the drawings between the roof plan of the conservatory and the elevations shown.

- transparency, it would not be invisible, given fixings, shadow effects etc. The conservatory would appear as a protruding rectangular box on the prominent rear elevation, it would dominate this elevation and have no visual relationship to the existing design of the house.

Policy

The site lies within the Green Belt, Area of Great Landscape Value and an Area of Nature Conservation Value of the South West Edinburgh Local Plan where the existing rural character and amenities are to be protected. The protection and enhancement of landscape quality is also required. The site also lies within the boundary of the Pentland Hills Regional Park, Green Belt, Area of Great Landscape Value of the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy GE2 states that permission will not be given for development in the Green Belt except:

- a) a) where necessary for the purposes of agriculture, horticulture, forestry and uses appropriate to its open character;
- b) changes of use of existing buildings provided these are of a substantial construction;
- c) changes of use of listed buildings and other buildings of an attractive visual character in their context;
- d) minor extensions of existing buildings where this would not lead to the unacceptable intensification of an existing non-conforming use.

Policy GE7 states that development will not be permitted in Areas of Great Landscape value where it will detrimentally affect the landscape quality.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

The determining issues are:

- Do the proposals comply with 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 the determining issues the Committee need to consider whether;

(a) the scale and design are satisfactory given the setting of the area

(b) the amenity of any nearby residents will be adversely affected by the proposed development

(a) The proposals replace a previous application that was withdrawn (04/00105/FUL). The proposal has since been reduced in size and centred on to the rear elevation. The building is located adjacent to Torduff Reservoir in close proximity to a public footpath, resulting in the rear elevation being very prominent despite the presence of trees in the garden ground. The internal layout of the property has living accommodation on the ground floor, but due to the difference in level from the road to the garden the building has a lower ground level. The proposed conservatory is positioned to the rear of the building and supported by columns to give the appropriate height. Due to the internal arrangements of the rooms the conservatory cannot be positioned at ground floor level.

The property is of a traditional Scottish baronial design while the proposal is of modern design. The proposal has been amended to relate to the existing proportions in the spacing of the timber supports. The steel columns supporting the conservatory are located below the base of the conservatory to make them less visible. Whilst the materials and scale are compatible with the house, the conservatory is elevated and supported by columns. The applicant does not wish to extend the property at ground floor level, as this would darken the kitchen. The conservatory to provide accommodation on the middle floor only.

In terms of the objection received, it is accepted that the house lies in a prominent location and cognisance needs to be taken of this in the design of the conservatory. The plans are accurate as the roof plan includes details of how the roof would be drained and the valley gutters gives the impression of the proposed roof being pitched. The design of the conservatory has been further modified to make the conservatory more compatible with the existing building.

b) The proposed development complies with the Policy Guidelines on Daylighting, Sunlight and Privacy, as being an isolated property there will be no overlooking or overshadowing of neighbouring property.

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 Jennifer Zochowska on 0131 529 3794 (FAX 529 3716)

Ward affected 02 -Baberton

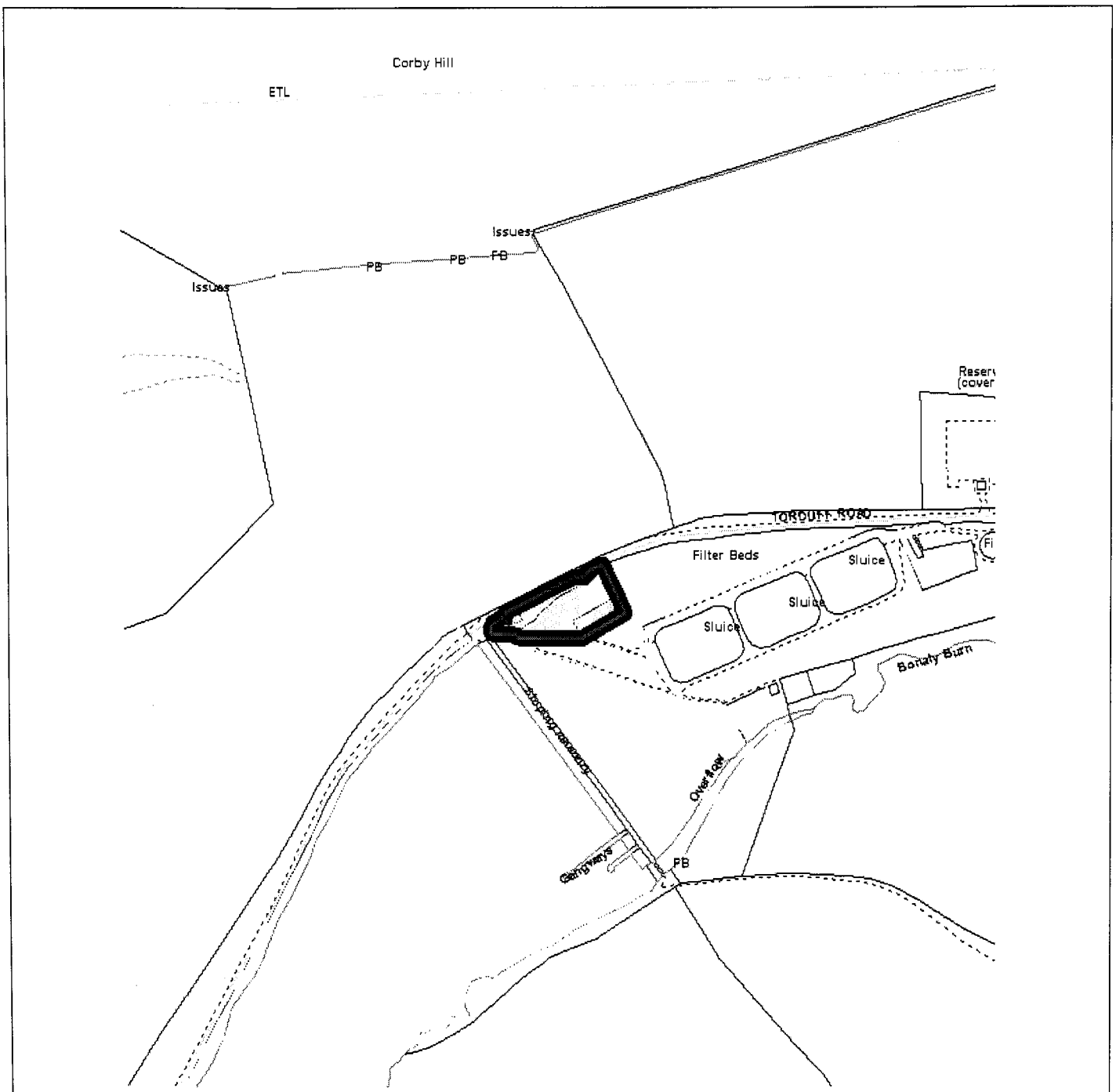
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Green Belt

File

Date registered 26 May 2004

**Drawing numbers/
Scheme** 1,2,3,6-9



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 2004.

PLANNING APPLICATION

Address	37 Torduff Road, Edinburgh, EH13 0PA		
Proposal	Extension on middle storey to rear - conservatory		
Application number:	04/01921/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			