

**Full Planning Application  
at  
3 Wester Row  
Currie  
EH14 4AG**

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

**Proposal:** Formation of opening + installation of double glazed wooden door with associated works  
**Applicant:** Mr Chalmers  
**Reference No:** 04/01196/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 is a mid terrace, one and one half storey cottage, built in stone with a slate roof. The house is located within the Hermiston Village Conservation Area, which is covered by an article 4 Direction withdrawing permitted development rights. There is a public road along the eastern elevations of the cottages and there is an access lane along the western elevations of the cottages. The gardens of the cottages are located on the other side of this access lane.

### **Site history**

There is no relevant planning history for this site.

### **Development**

#### Scheme 2

The applicant wishes to form a door opening and use a double glazed wooden framed door. The new door way would be located on the western facing elevation.

#### Scheme 1

The proposal was to use a UPVC double glazed door.

The applicant has submitted a letter of support for their initial proposal which is available in the members group rooms.

### **Consultations**

No consultations undertaken.

### **Representations**

The proposal was advertised on 23.04.2004 and one letter of objection has been received to scheme 1 the comments made are as follows:-

- the proposed use of UPVC is out of character with the area and contrary to policy

### **Policy**

The proposal lies within an area mainly allocated as Countryside Policy area and Green Belt on the Currie, Balerno Local Plan area. The site is allocated as Green Belt and within a Conservation Area on the Draft West Edinburgh Local Plan.

## Relevant Policies:

### **Currie Balerno Local Plan**

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Policy 2.62 states that the Council will seek to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy 2.65 states that the alteration or extension of a building within a conservation area must be carried out in a manner sympathetic to the character of the existing building and its setting. New development must conform to high standards of design and respect the scale and character of its surroundings.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

### **Finalised Rural West Edinburgh Local Plan**

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E38 supports the preparation of conservation character appraisal statements for all conservation areas to assist in the on-going management of conservation areas.

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

Non-statutory guidelines 'Replacement Windows and Doors' supplement local plan conservation and design policies, providing additional guidance on window and door replacement.

### 3 Conclusions 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 the determining issues, consideration requires to be given to whether

a) The proposals would be adversely affect the character or appearance of the Conservation Area/Greenbelt/Urban Wildlife Corridor;

c) There would be any adverse effect on residential amenity;

a) The proposal relates to an existing house in the Green Belt and Countryside Policy area. There will no impact on the character of the Green Belt or Countryside Policy area.

The design of the door accords with other openings in the terrace and the materials are acceptable. The character and appearance of the Conservation Area will be preserved.

b) The new door looks out onto an access lane and the applicant's own garden beyond that lane. There will be no loss of privacy associated with the development.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Mark Williamson on 0131 529 3612 (FAX 529 3716)

**Ward affected** 42 -Sighthill

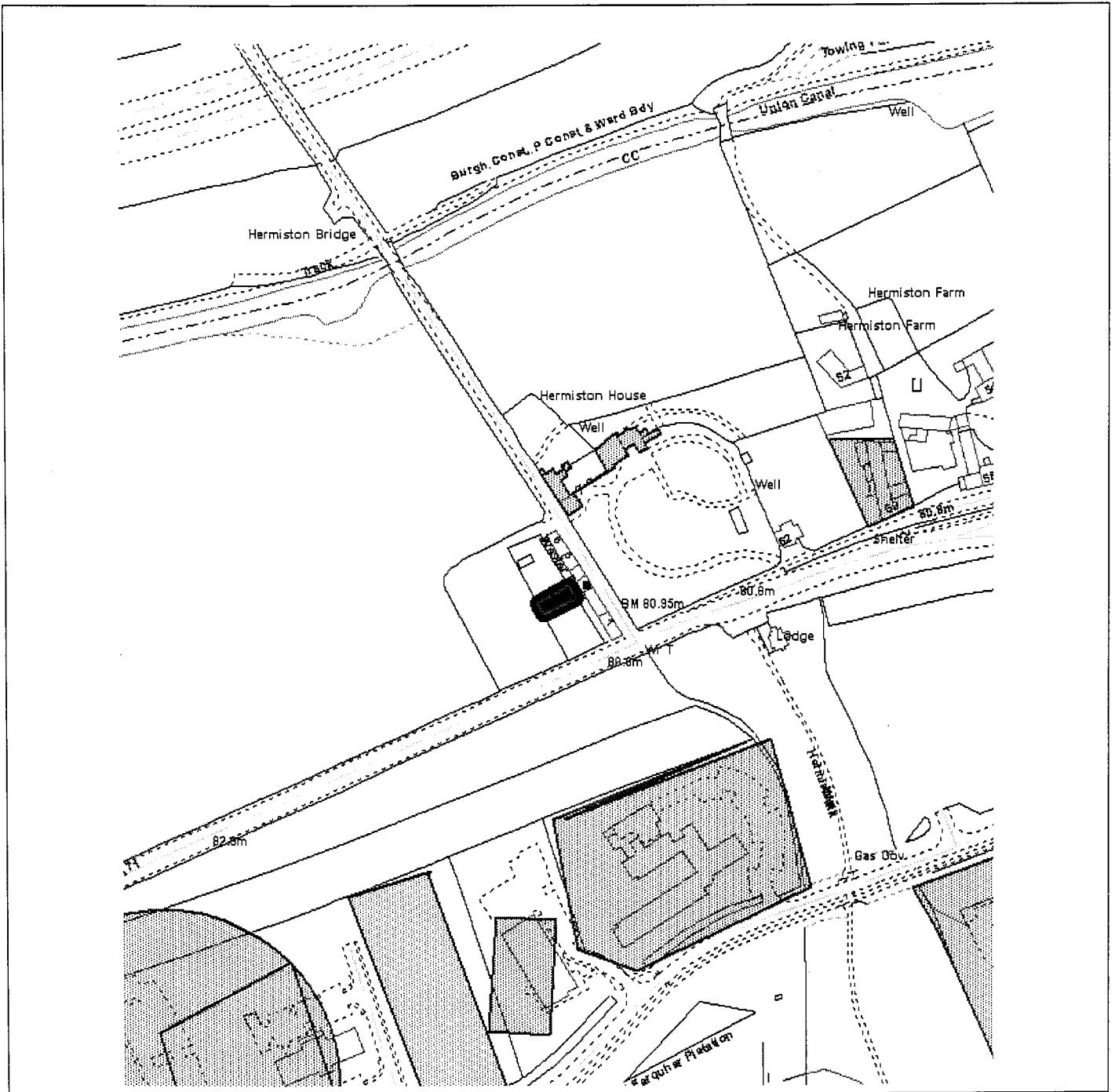
**Local Plan** Currie Balerno

**Statutory Development  
Plan Provision** Green Belt

**File**

**Date registered** 2 April 2004

**Drawing numbers/  
Scheme** 1, 3  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>3 Wester Row, Currie, EH14 4AG,</b>		
<b>Proposal</b>	<b>Formation of opening + installation of double glazed wooden door with associated works</b>		
<b>Application number:</b>	<b>04/01196/FUL</b>	<b>WARD</b>	<b>42- Sighthill</b>

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