

**Full Planning Application 04/02603/FUL
at
22 Colinton Road
Edinburgh
EH10 5EQ**

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

1 Purpose of report

To consider application 04/02603/FUL, submitted by Merchiston Building Services. The application is for: **Conversion of existing villa to four flats and conversion of existing side extension to 4 bed house (as amended)**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

This application relates to a two storey and attic three-bay rectangular plan villa located on the north side of Colinton Road. The property is listed category C(S) and is within the Merchiston and Greenhill Conservation Area. The property is now vacant but was most recently in use as an audio visual centre and offices.

Site history

18/4/91 - consent granted to change the use of the building from childrens home to audio visual centre

Description of the Proposal

This is an amended application to convert the main building to form four flats (two on the ground floor and one each on first and second floors) and alter the existing side extension to form one four bedroom house. It is also proposed to replace the existing garage block with a new larger pitched roof garage for four cars. The original proposal to erect a new detached house in the grounds has been deleted.

There are no proposals to alter the front elevation of the main building other than the refurbishment of the dormer windows. The existing side extension will be given a new ashlar facade, new window and door openings and the flat roof will have a pitched slated roof added. Dormer windows are also proposed. To the rear, a new dormer window is to be added to the existing rear extension and alterations will be made to form a new access door at ground level. Alterations to window and door openings are to be carried out to the existing side extension and a new dormer and feature "landing" space are to be added. A conservatory is also proposed. On the east facing elevation, it is proposed to form a new window at second floor level, form new windows on the rear extension and refurbish the existing dormer.

The existing flat roofed single storey garage is to be replaced by a larger four car pitched roof garage, in stone and slate.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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, the Committee needs to consider:

- a) Whether the proposed use is acceptable in this location;
- b) Whether the proposals have an adverse impact on the building or its setting;
- c) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- d) Whether the proposals are detrimental to residential amenity or road safety.

a) The building was previously in use as an audio-visual centre and offices but has been vacant for some time. The proposal to re-introduce a residential use for the building is supported by local plan policies. The sub-division of the property to provide a mix of accommodation (four flats and one house) is also supported by local plan policy.

b) In terms of physical alterations to the building, the most significant changes are proposed for the existing side extension. This extension is not currently sympathetic to the design of the main building due primarily to the flat roof, the proportion of the window openings and the unsightly stone wall and railings to the front. The proposal to add pitched roofs, construct a new ashlar facade and introduce sympathetically proportioned sash and case windows will significantly improve the appearance of this extension. This also applies to the rear of the extension which will be significantly improved, not only by the addition of pitched roofs but by the removal of the unsightly fire escape stair and the addition of a new double height feature "landing" space which will add interest to this elevation. The addition of a conservatory is acceptable and will not raise any issues of loss of privacy. The remainder of the proposals are mainly confined to the existing rear extension of the main building and they will not have an adverse impact on the building.

Although the proposed garage block to the rear of the site is larger than the existing garage block, the demolition of the existing large timber garden hut and the existing unsympathetic garage block more than compensate. Furthermore, the proposed garage block will be traditionally detailed and will thus relate better in visual terms to the main house.

The building and its setting will be enhanced.

c) The character of the Merchiston and Greenhill Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Dominated by Victorian villas set in extensive gardens, this conservation area consists of the three former estates of Greenhill, East Morningside and

Merchiston, which were developed from 1840. The area contains many listed building as well as the notable grouping of churches at Holy Corner. 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."

Although the front facade of the main building is original and of interest, it currently detracts from the character and appearance of the conservation area due to the unsightly presence of the existing side extension and railings and low wall to the front. The alterations that are proposed will significantly enhance the appearance of this extension, improve its relationship to the main building and will make a more positive contribution to the conservation area.

d) Adequate parking is being provided within the site and the existing access is adequate. The proposed garage to the rear would not result in excessive overshadowing of the neighbours property and, although it is acknowledged that the new garage will create a tunnel effect, it will have the benefit of improving the privacy aspect for the affected property.

The proposals comply with the development plan and non-statutory policies, will enhance the character or appearance of the conservation area and the setting of the listed building and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on materials, bin stores, walls and fences and turning head.


 PP **Alan Henderson**
 Head of Planning and Strategy

Contact/tel	Martin Easson on 0131 529 3989 (FAX 529 3717)
Ward affected	45 - Merchiston
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible
Date registered	5 August 2004
Drawing numbers/ Scheme	27-46 Scheme 4

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.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 22 Colinton Road
Edinburgh
EH10 5EQ

Proposal: Conversion of existing villa to four flats and conversion of existing side extension to 4 bed house (as amended)

Reference No: 04/02603/FUL

Consultations, Representations and Planning Policy

Consultations

Education

No objections

Transport Planning

Scheme 1

I would be pleased if the application could be continued to discuss with the developer the vehicle/pedestrian access arrangements and the layout of the car parking

Scheme 2

No objections subject to a turning head being provided for the parking spaces

Environmental and Consumer Services

No objections

Representations

The application was advertised on 27 August 2004.

Four letters of objection have been received. Objections have been raised on the following grounds:

- The proposals would be detrimental to residential amenity

- New detached house out of keeping with area
- Loss of garden space
- Inappropriate alterations
- Inaccurate plans
- Concerns over access to the site
- Lack of parking
- Overdevelopment of the site
- Loss of trees
- Sub-division of garden ground
- Design of garage block unacceptable

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 application site is within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan

Relevant Policies:

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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend 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. The proposed garage block shall be constructed in natural stone on all sides, shall have vertically lined timber doors and shall have a natural slate pitched roof
3. All new and/or replacement windows shall be single glazed, timber sash and case,
4. Sample/s of the proposed natural stonework and slate to extension and garage block shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
5. Details of proposed bin stores and any new walls and fences shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
6. Details of the proposed turning head shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced 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.
3. In order to safeguard the character of the conservation area.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
7. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

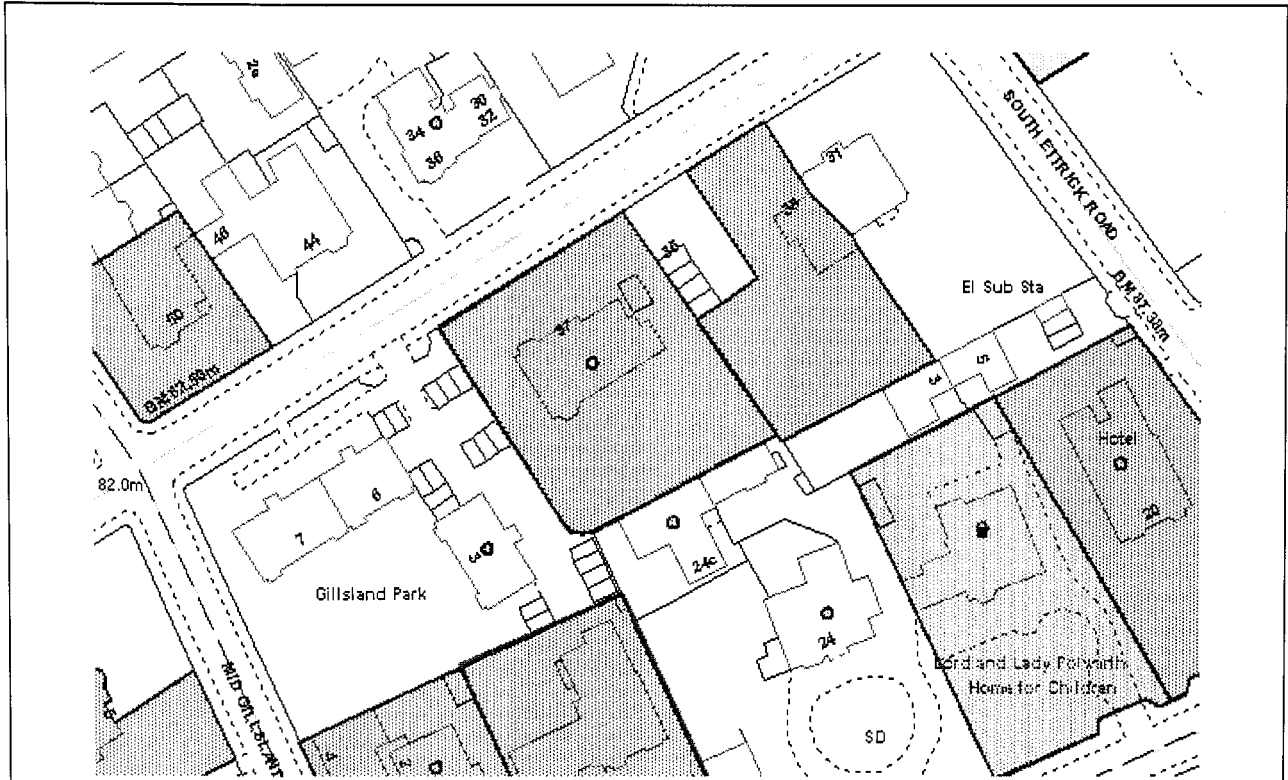
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Location Plan



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