

**Full Planning Application 05/01026/FUL
at
35A Cluny Drive
Edinburgh
EH10 6DT**

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

1 Purpose of report

To consider application 05/01026/FUL, submitted by Mr Wade. The application is for: **Install velux windows**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property is upper flat of a traditional stone built villa property situated on the north side of Cluny Drive directly opposite its junction with Midmar Gardens. The property is set within an extensive feu. The character of the surrounding area is residential comprising, in the main, of traditional stone built dwellinghouses.

The site lies within the Morningside Conservation Area. The building is not listed.

Site history

9.8.2004- Planning permission for a driveway at 35 Cluny Drive, reference number 04/02457/FUL.

Description of the Proposal

The application is for the installation of seven roof lights. Two would be installed to the front (south) elevation with a further three to the rear elevation (north) and one each in the east and west elevations respectively. Additionally, there would be a series of vents to all elevations.

3 Officer's Assessment 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 of 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 these determining issues, the Committee needs to consider whether

- a) The proposal would preserve or enhance the character or appearance of the property and the conservation area and
- b) Whether there would be any loss of amenity for neighbouring residents.

a) The conservation area's character is summarised in the local plan as follows; *"A predominantly residential area characterised by Victorian and Edwardian villas with pockets of tenemental development at Woodburn Terrace and Comiston Road. South of the railway the streets of villas were laid out on the Braid Estate by R Rowand Anderson, the "feuing architect". Substantial garden grounds and mature trees are a feature of this area"*.

The principle elevation of the property is the south elevation that is adjacent to Cluny Drive Road. It is proposed to install two roof lights with conservation flashings with a series of small roof vents. The roof lights would not be detrimental to the property or the conservation area. Moreover, they are of an appropriate size to the roof-scape and the conservation area. The other roof-lights and vents to other roof planes are similarly acceptable.

b) There would be no undue loss of privacy and no loss of amenity for neighbouring residents.

It is recommended that Committee approves this application, subject to conditions relating to the type of roof light.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Mark Russell on 529 3665
Ward affected	51 - South Morningside
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	29 March 2005
Drawing numbers/ Scheme	1 to 3

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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: 35A Cluny Drive
Edinburgh
EH10 6DT
Proposal: Install velux windows
Reference No: 05/01026/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on the 15 April 2005. Two letters of representation have been received including one from the Architectural Heritage Society of Scotland. A summary of these is as follows:

The proposal would be detrimental to the property and the conservation area.

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

Central Edinburgh Local Plan: Housing and Compatible Uses

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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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

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

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

Application Type Full Planning Application
Application Address: 35A Cluny Drive
Edinburgh
EH10 6DT
Proposal: Install velux windows
Reference No: 05/01026/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to retain and/or protect important elements of the existing character and amenity of the site.

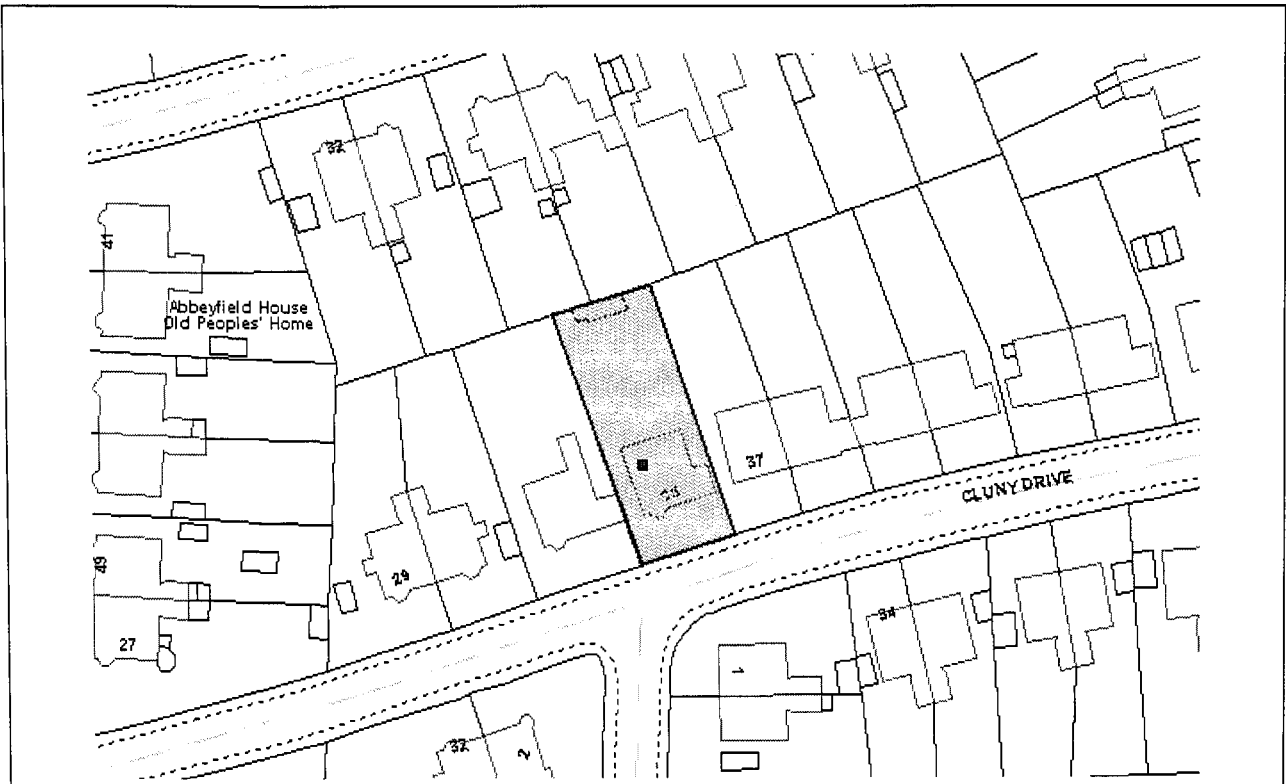
End

Application Type Full Planning Application

Proposal: Install velux windows

Reference No: 05/01026/FUL

Location Plan



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.