

**Full Planning Application 05/00526/FUL
at
Breastmill House
Newliston Road
Kirkliston
Edinburgh
EH29 9EA**

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

1 Purpose of report

To consider application 05/00526/FUL, submitted by Mr + Mrs Maxwell. The application is for: **Extend and alter house to suit use by disabled occupant (as amended)**

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

2 The Site and the Proposal

Site description

The site is an existing two storey farm house with original single storey wing, plus a later wing to the rear finished with pantiles. The house forms the frontage to a steading and courtyard behind, which has a white washed finish.

The house and steading are category 'B' listed, originally 18th century, then raised earlier 19th century.

The site is in the Kirkliston Conservation Area.

Site history

No recent history recorded, however, a concurrent listed building consent application for the proposed works accompanies this planning application (05/526/LBC).

Description of the Proposal

The application, as revised, is for the extension of the house, incorporating a conservatory/ glazed link corridor (2.2m wide and 5.7m long) sandwiched between an existing hipped roof wing and a new rubble/render wing with hipped slated roof, measuring 5.9m x 3.15m. A new external door is proposed in the south gable of the house and an enlarged ground floor window on the north gable.

Scheme 1

The new southern door was fully glazed and is now half timbered. The hipped wing was to be rendered white on the rear elevation and will now be a neutral colour (by condition).

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 this development is acceptable in principle in the green belt
- b) Whether the proposals have an adverse impact on the character or appearance of the conservation area.
- c) Whether the proposals have an adverse impact on the building, or its setting.
- d) Whether the design and materials are satisfactory given the setting of the site.
- e) Whether the proposals are detrimental to amenity.
- f) Whether the applicant's personal requirements for the development are a compelling reason to approve this scheme.
- g) Whether flood prevention/management measures are adequate.

a) The extensions to the house are acceptable in principle because they are domestic in nature, will not affect the openness of the Green Belt area and will not lead to an intensification of the existing use.

b) The character of the Kirkliston Conservation Area is described in the Rural West Edinburgh Local Plan as follows:-

"A conservation Area was designated in Kirkliston in 1977, centred on the Old Kirk and the core of traditional stone dwellings in high Street and Station Road. Three buildings are 'listed', the Kirk, Castle House and Breastmill, while the former free church is also noteworthy because of its prominent spire. The remaining buildings are not themselves distinguished but together form an attractive and fairly cohesive group worthy of preservation. Kirkliston also impresses because of its setting on a ridge overlooking the River Almond. In order to conserve its setting, the banks of the river as far upstream as Breastmill are also included in the designated area."

The extensions in their massing, position and treatment are sympathetic to the character and appearance of the conservation area.

c) The new bedroom wing has been treated so that it generally matches the wing at the other end of the building. The massing of the conservatory is quite large, but is set between the two wing elements and is sympathetic to the scale of the building and will not affect its setting within an existing cluster of steading buildings. Only the new end gable and roof will be visible from the road.

The proposals have no adverse impact on the building or its setting.

d) The wing has been designed to have a hipped roof with matching slates, a stone flank wall at the gable end entrance to the courtyard, with the rear elevation being treated in stone coloured render to match the house. The conservatory is in timber and glass and is to be painted an appropriate neutral colour.

The design and materials are satisfactory given the setting of the site.

e) The proposals are not detrimental to amenity as the extensions will not affect any surrounding property by means of loss of privacy or overshadowing.

f) A key issue in this application is the reason for the extension. It is required to incorporate a new bedroom/en-suite shower room with full disabled persons' facilities and turning space for the father of the household who is considerably paralysed, and to adapt the rest of the house to his needs. The existing main corridor in the house is too narrow to allow passage of a wheelchair and therefore the 2.2m wide(max) conservatory is proposed as a link so that Mr. Maxwell can reach the living room/dining room, and from there reach the enclosed garden through a new external door on the south gable. This door has been revised to be half boarded in order to be more in keeping with the house.

The whole scheme has been considered for two years, during which time Mr. Maxwell has been in hospital. It is being funded by Edinburgh Council's Social Work department based on Mr. Maxwell's Occupational Therapy Housing Needs Report. This has limited the funds available for constructing the extension entirely in natural stone but provides a suitable compromise between disturbing the fabric of the listed building and meeting day to day living needs.

The applicant's needs are a compelling reason to approve this application.

g) The area of Breastmill House has never been flooded and recent flood prevention measures have been carried out to the River Almond nearby. The flood prevention measures are adequate for this site.

Conclusion

Given the circumstances of the applicant, what is quite an extensive change to the appearance of this listed house is acceptable on the basis that the alterations to the building are not excessive and do not harm the conservation area.

The proposals comply with the development plan and have no impact on the Green Belt; are a justified exception to the non-statutory house extensions guidelines; have no adverse impact on the character or appearance of the

conservation area or the building and its setting, and have no detrimental impact on residential amenity or flooding.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on materials, detailing, the paint colour scheme and archaeology.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Rural West Edinburgh Local Plan
Statutory Development Plan Provision	Green Belt and Conservation Area
Date registered	4 March 2005
Drawing numbers/ Scheme	01 - 04; 06 Scheme 2

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, Martin Easson on 0131 529 3989. Email: martin.easson@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

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Consultations, Representations and Planning Policy

Consultations

Culture and Leisure

Lying on the River Almond to the south of the medieval town of Kirkliston the site forms part of the historic milling complex of Breastmill. Milling at the site has been recorded as early as 1533 (S Harris Place Names of Edinburgh) accordingly the current house is a relatively late addition to this complex being built to the south of the main mill during the 18th century. Considering the history of the site and that of Kirkliston, it would not be unlikely that milling on the site does not date back to foundation of the town in the late 12th century.

The site is therefore regarded as occurring within an area of archaeological potential and should be considered under National Planning Policy Guidance 5: Planning and Archaeology (NPPG 5) and the accompanying Planning Advice Note 42 (PAN42), both issued by the Secretary of State for Scotland in 1994. The aim should be to preserve archaeological deposits in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

An assessment of the location and scale of the proposed new development has led to the conclusion that the impact of this proposal would not be sufficient to justify refusal of consent on archaeological grounds. However, it is essential that a suitable programme of archaeological works (watching brief) be undertaken during ground breaking works. This in order to record and excavate any significant archaeological deposits that may be uncovered relating to the history of the site.

It is recommended therefore that this programme of works is secured using a condition based upon the model condition stated in PAN42 Planning and Archaeology (para 34), as follows:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

The work must be carried out by a professional archaeological organisation, working either to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing for the excavations and for the archiving and appropriate level of publication of the results lies with the applicant.

Representations

The application was advertised on 18 March 2005. No representations have been received.

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 site is allocated as Green Belt and an Area of Importance for Flood Control in the Finalised Rural West Edinburgh Local Plan and as a Designated Conservation Area in the Ratho, Newbridge and Kirkliston Local Plan.

Relevant Policies:

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 E30 requires an archaeological evaluation of a Site of Archaeological Significance affected by a development proposal and seeks to protect non-scheduled archaeological remains from inappropriate developments.

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

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 E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy E45 requires planning applications for sites where flood issues arise to be accompanied by a statement addressing the flood risk. Proposals which would create an unmanageable food risk on the site or elsewhere will not be permitted.

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.

Non-statutory guidelines FLOODING AND PLANNING Provides guidance on how to ensure that new development does not increase the risk of flooding, and how to minimise the risk of sensitive new developments being flooded themselves.

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

Ratho, Newbridge and Kirkliston Local Plan

Policy RN266 states that consent will not be given for the demolition of a listed building or for its alteration in a manner which would adversely affect its character.

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy RN268 seeks to ensure that building alterations within a conservation area must be carried out in a sympathetic manner. Development on gap sites must conform to high standards of design.

Policy RN27 states that the Green Belt policies will be maintained within the extended boundaries shown on the Proposals Map.

Policy RN269 seeks to influence the design of development to secure high standards and to protect the appearance of existing buildings and their surroundings.

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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. Details of the paint colour scheme shall be submitted to and approved in writing by the Head of Planning & Strategy within three months of the date of this consent, or prior to work commencing on site, whichever is the sooner.
3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.
4. The new areas of stonework and roof slates shall match that existing to the satisfaction of the Head of Planning and Strategy.
5. Details of the joint between the conservatory and the house wall shall be submitted to and approved in writing by the Head of Planning and 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to safeguard the interests of archaeological heritage.
4. In order to safeguard the character of the conservation area.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

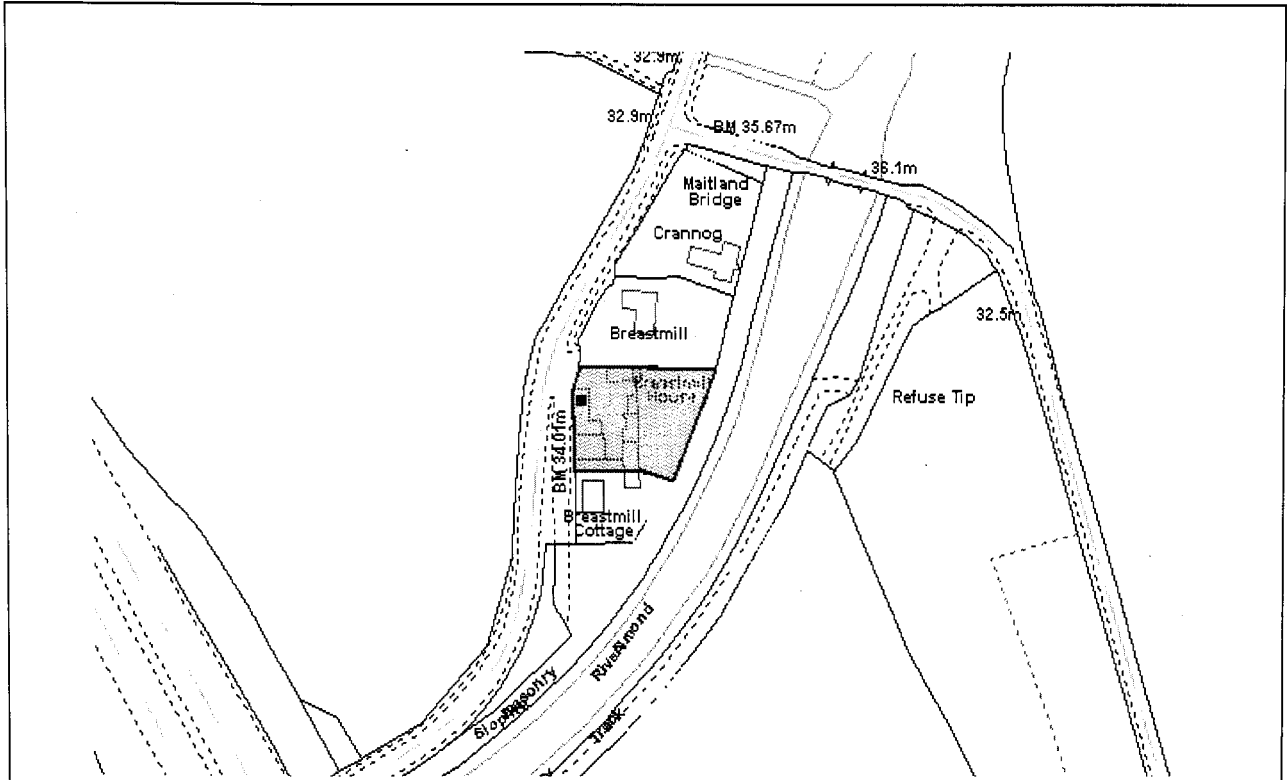
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Location Plan



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