

**Full Planning Application
at
4 Marchfield Park
Edinburgh
EH4 5BW**

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

Proposal: Erect conservatories, add dormer windows
Applicant: Mr + Mrs D Steedman.
Reference No: 04/00113/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 application site comprises a large detached two-storey house with a long shallow main roof plane, which contains an existing dormer window, which appears to be part of the original design of the house.

The surrounding area is residential, comprising a small estate to the north of Queensferry Road. There is a wide variety of architectural styles within the estate.

The site is subject to a Tree Preservation Order.

Site history

There is no relevant planning history for this site.

Development

The application is for two front dormers, each measuring 2.9 metres in width on a roof plane of 9.1 metres (64% of the maximum width of the roof), 2 metres up from the eaves and 3.7 metres down from the ridge.

The application also includes two conservatories, one at one and a half stories on the street facing elevation measuring 8.5 metres in width, and one single storey conservatory on the opposing elevation measuring 5.9 metres in width.

Materials are glass and timber for the conservatories and felt for the roofs of the dormers. Dormer faces are finished in timber.

Consultations

No consultations undertaken.

Representations

No representations have been received.

Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ7 - seeks to promote satisfactory landscaping, and minimise development impact on sites covered by TPOs

DQ11 - seeks to ensure that alterations and extensions relate to the existing building

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

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

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 proposed conservatories and dormers will have any adverse impact upon the existing house, the protected trees, or the surrounding area
- b) There will be any adverse impact on neighbouring amenity.

(a) The house is not of a conventional design or layout in relation to the street frontage, and the proposed dormers while exceeding the width limit of 50% set are in the guidelines, do not unduly dominate the roof plane, which is large and of shallow pitch. The proposed conservatories add interest to the elevations of the house. No statutorily protected trees are adversely affected by the proposal, and there is no significant impact on the character of the area, which is typified by large houses of varied and unusual design.

(b) The proposed dormers are a minimum of 7.5 metres from the nearest boundary, but this abutts a small lane. The distance to the boundary of the nearest house is 12.5 metres. The property adjacent is in any case already overlooked to some extent by the existing dormer.

The proposals comply with the relevant Local Plan Policies. The breaches in Non-statutory guidelines are minor, and do not justify refusal. The character of the area and amenity of neighbours will be preserved.

There are no material considerations which outweigh this conclusion.

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 Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 06 -Davidsons Mains

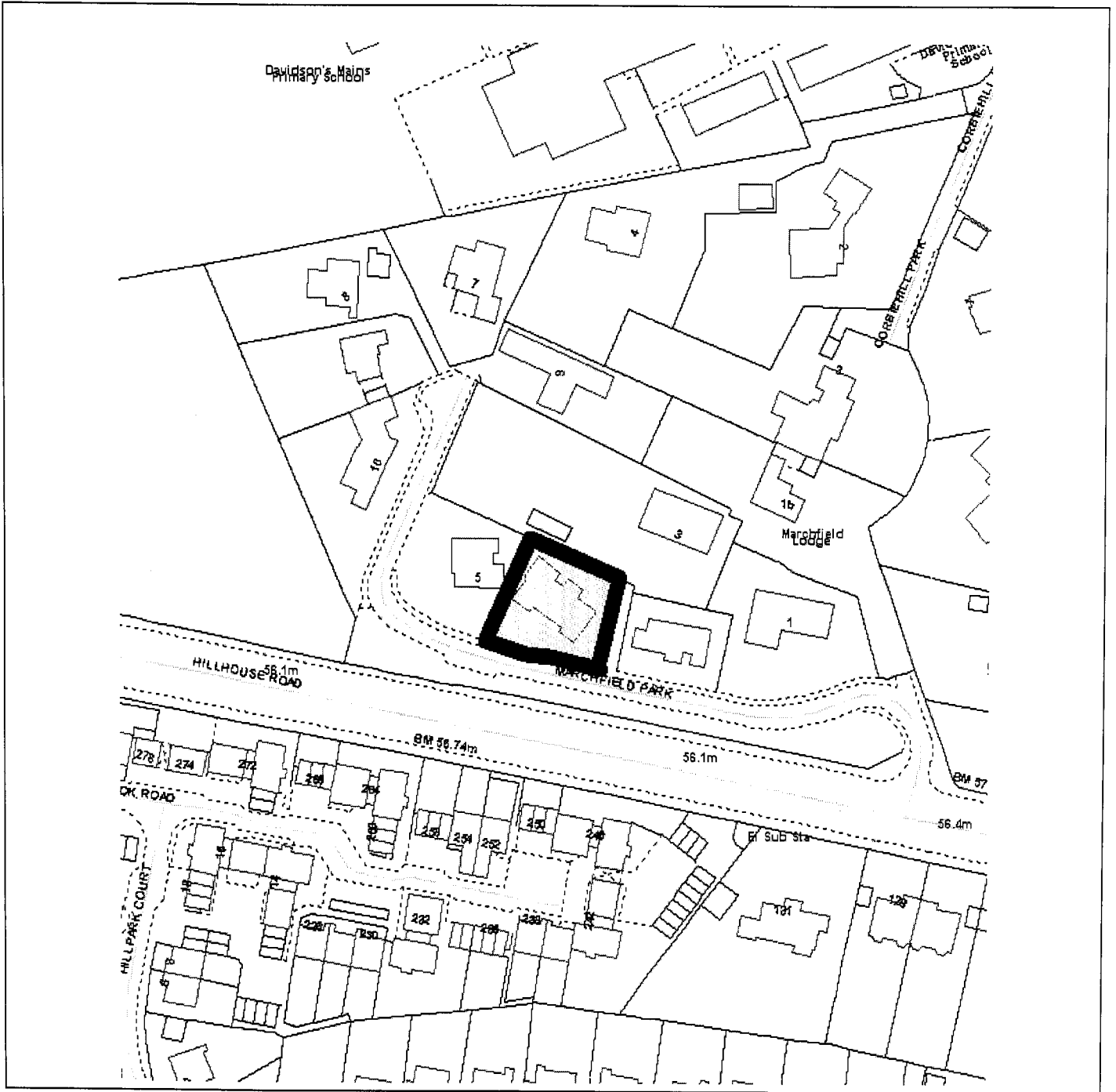
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 29 January 2004

**Drawing numbers/
Scheme** 01
Scheme 1



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PLANNING APPLICATION

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