

Full Planning Application
at
43 Ashburnham Loan
South Queensferry
Edinburgh
EH30 9LE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Conversion of existing double garage to habitable accommodation gable extension comprising new double garage with accommodation over.
Single storey link between existing house + existing garage

Applicant: Mr + Mrs Beattie

Reference No: 04/00832/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 modern, 2 storey, detached house located within an area of similarly designed houses. The houses lie within the Queensferry Conservation Area and are finished in a stone type material and off white render. The roofs are a mixture of slate and red concrete tiles. The application site has a double garage set to the rear of the garden area. The rear garden is surrounded by 1.8 metre high screen fences and backs onto an area of open space. The front gardens are open plan.

Site history

There is no relevant planning history for this site.

Development

Scheme 2:

The proposal is to convert the existing garage to a living room and to link this to the house via a single storey element. There would also be a new two-storey side extension.

The existing double garage has a dual aspect roof and this would be converted to a pyramidal roof with a glazed top. The roof would be 5 metres in height which represents an increase of 0.5 metres. New windows in the former garage would face to the rear (east) and side (north).

The side extension would involve the creation of a double garage on the ground floor measuring 6.1 metres wide and 6.8 metres in depth. The garage would have a pitch roof of the same angle as the house. A two-storey element would extend the existing gable of the house by 3.2 metres and have a depth of 6 metres. The roof of this side extension would run through at the same height and angle as the existing roof.

The linking section between the garage conversion and the house would be single storey with a ridge of pitched roofing rising out of flat roof elements. The sloping section of roof would have a roof light on each plane. There would be a section of glass blocks on the new southern gable. The northern side of the linking section would have a conservatory sitting partially over the existing house rear wall and the new side extension. The windows of the conservatory would face north and east.

The proposal would be finished in materials which match the house.

Scheme 1:

The side extension was two stories in height over the full width of the extension (6 metres in width).

The pyramidal roof of the garage conversion was a steeper pitch than the existing roof pitches on the house resulting in a total roof height of 5.8 metres.

Consultations

No consultations undertaken.

Representations

The proposal was advertised on 26.03.04 and five letters of objection have been submitted, the comments made are as follows: -

- the low density character of the Conservation Area will be adversely affected by over development of the site
- loss of view
- the extension will be too prominent in relation to the streetscape
- loss of light
- contrary to the Councils Non Statutory Guidelines
- design of proposal is out of character with other houses in the scheme
- terracing effect
- detrimental effect on property values
- loss of privacy
- loss of available parking space

One further letter of objection has been received from one of the previous objectors. They consider that the Scheme 2 proposal does not address their concerns.

Policy

The proposal lies within an area mainly allocated as a site for new housing development in the Queensferry Local Plan. The site lies within the Queensferry Conservation Area where the existing architectural, historic and landscape character is to be maintained and enhanced.

The site is mainly allocated as residential and within the Queensferry Conservation Area on the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Queensferry Local Plan

Policy QU231 seeks to maintain the residential character of existing housing areas by not permitting changes of use or new developments which would result in loss of amenity or of residential accommodation.

Policy QU259 seeks 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 QU262 seeks to ensure 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 is required to conform to high standards of design and respect the scale and character of its surroundings.

Policy QU263 seeks to control and influence the design of development, including alterations and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired and the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

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.

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.

Non statutory Guidelines

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

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

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 assess the determining issues, consideration needs to be given to:

- a) Whether the proposal is in keeping with the character and appearance of the Conservation Area
- b) Whether there are any detrimental effects on adjacent properties in terms of loss of privacy or overshadowing

a) The proposal does not lie within the historic core of the Queensferry Conservation Area but within a newer development which has attempted to be sympathetic to the character of that area. The proposal lies within the heart of that development and consideration requires to be given to whether it preserves or enhances the character and appearance of the Conservation area. The proposal does not remove any historically important features which contribute to the Conservation Area. Whilst the side extension is not set down from the existing roof, the front of the two storey element is set back, the single storey garage element separates it from the neighbouring house and the resultant roof line does not align with the neighbouring house. The set back of the frontage and the sloping roof of the garage make the side extension subservient to the design of the original house frontage. There is sufficient separation between the two houses to guard against a potential terracing effect.

The rear extension links into the existing garage which results in a development occupying more than one third of the garden depth, contrary to the Council's Non Statutory Guidelines. The link between the existing garage and the house is only 3.4 metres deep and in terms of the new development footprint in relation to available rear garden space, the proposal is small. There would be 172 square metres of rear garden remaining.

The new form of garage roof, from dual aspect to pyramidal shape, only increases the height of the existing roof by 0.5 metre. The pyramidal shape, with the loss of gables means a reduction in the vertical intrusion in relation to the boundaries of the site. Other detached double garages in the area have a pyramid roof.

The linking section between the garage and the house is mostly flat roofed at a height of 2.6 metres. The ground level is lower in relation to the house to the south and the flat roofed linking section would not project above the boundary fence. Overall, the proposals will not adversely affect the character or the appearance of the house or the Conservation Area.

b) With regard to Daylighting, Privacy and Sunlight, the two storey side extension is set well back from the side boundary and is in a gable to gable location. The change in roof form on the existing garage will reduce any existing overshadowing to the south. The linking section is set low in relation to the southern boundary and is also set back from it by one metre.

The proposal does not raise any overshadowing issues.

The new rear windows on the former garage are not located 9 metres from the rear boundary (north). However this boundary is well screened and also backs onto an area of open space at the base of a railway embankment. The north facing windows of the conservatory will face the northern boundary at a distance of 8 metres. This northern boundary is well screened and no loss of privacy will occur. The glass brick features on the southern gable of the rear extension will provide light to the proposal but not reduce privacy. None of the other windows on the proposal raise privacy issues.

In conclusion, the proposals will not adversely affect the character or appearance of the conservation area or the amenity of neighbouring residents.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel David McFarlane on 0131 529 3512 (FAX 529 3716)

Ward affected 04 -Queensferry

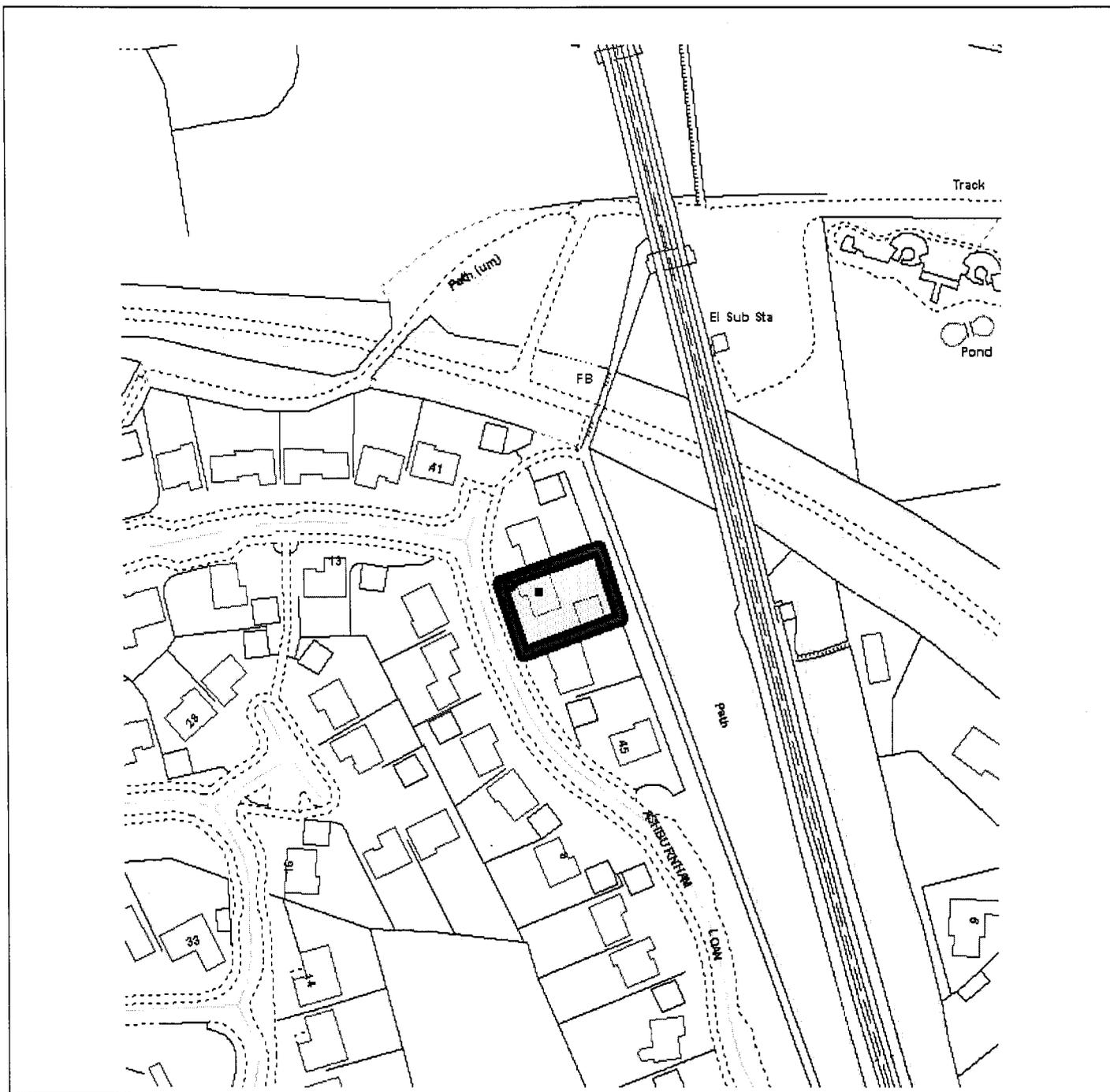
Local Plan Queensferry Local Plan

**Statutory Development
Plan Provision** New Housing Development

File

Date registered 10 March 2004

**Drawing numbers/
Scheme** 1,2,4
Scheme 2



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PLANNING APPLICATION

Address	43 Ashburnham Loan, South Queensferry, Edinburgh, EH30		
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Application number:	04/00832/FUL	WARD	04- Queensferry
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			