

**Full Planning Application**  
**at**  
**14 3F3 Comely Bank Street**  
**Edinburgh**  
**EH4 1BD**

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

**Proposal:** Conversion of attic and installation of five velux windows  
**Applicant:** Ms Dunn  
**Reference No:** 04/00427/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 property is situated to the west of Comely Bank Road close to the junction with Comely Bank. The property is a fourth floor flat in a four-storey tenement block with commercial uses at the ground floor.

The property does not lie within a Conservation Area nor is it a Listed Building.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposal is for the installation of five velux rooflights, two to the front and three to the rear.

The rooflights will measure 1100mm by 800mm.

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbour Notification was carried out on 10 February 2004. A total of six letters were received, four objections, one letter of support and a non-material objection. The main grounds of objection are: -

The appearance of the street and area as a whole will be spoilt by such an addition.

Detrimental to residential amenity

Contrary to Local Plan.

### **Policy**

CENTRAL EDINBURGH LOCAL PLAN - The site is identified within an area of window control.

#### Relevant Policies:

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 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

### 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 scale and design of the proposals are appropriate to the property and b) whether there will be a detrimental impact on residential amenity.

a) The velux windows will not project from the roof so far as to have an impact on the roof form. Within the wider area properties have undertaken similar alterations. The size and location of the velux windows will not have a detrimental effect on the character of the original building or the area.

b) The velux windows would not overlook the adjacent properties given the distances to properties to the east and west.

The proposals will not be detrimental to residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

**Ward affected** 16 -Dean

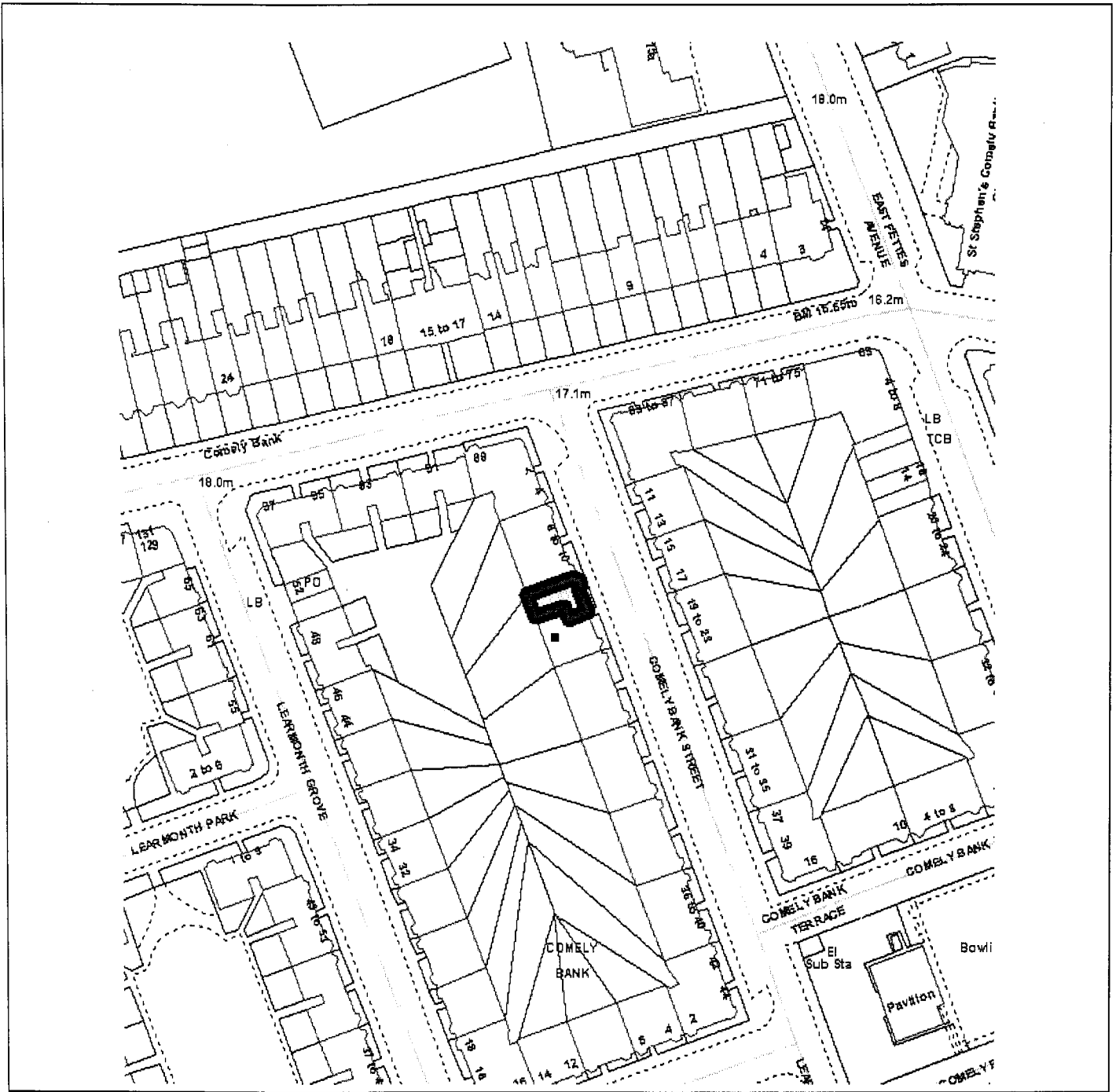
**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 11 February 2004

**Drawing numbers/  
Scheme** 01-06



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# **PLANNING APPLICATION**

<b>Address</b>	<b>14 3F3 Comely Bank Street, Edinburgh, EH4 1BD</b>
<b>Proposal</b>	<b>Conversion of attic and installation of five velux windows</b>

<b>Application number:</b>	<b>04/00427/FUL</b>	<b>WARD</b>	<b>16- Dean</b>
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**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**