

Full Planning Application
at
25 Findhorn Place
Edinburgh
EH9 2NT

Development Quality Sub-Committee
of the Planning Committee

Proposal: Removal of existing monopitch roof and gable. Building new bedroom over existing ground floor garage and bedroom. Removing existing flat roof building stair, sun room.

Applicant: John Watt

Reference No: 03/04161/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.
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. The harling shall be of a traditional lime-based mix, and work shall not commence on site until a specification of the harling has been submitted to the Head of Planning and Strategy, and a small sample has been prepared on site, and these have been approved in writing by the Head of Planning & Strategy.

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.
3. In order to retain and/or protect important elements of the existing character and amenity of the site.

2 Main report

Site description

The application site comprises a modern one and half storey stone built property fronting Findhorn Place, with a gambrel roof and three flat roofed dormer windows to the rear. To the rear is a large single storey extension with double garages, both of which overlook a common courtyard which is shared by the applicants, and the occupants of 12A and 12C Dalrymple Crescent. To the south, directly abutting the courtyard, there are flatted properties and to the north there is a modern single storey property.

The property is not listed, but is within the Grange Conservation Area.

Site history

No planning history relevant to this application.

Development

The proposal involves the removal of the existing monopitch roof and the building of a new bedroom, bathroom and dining room above the existing ground floor of the single storey building to the rear of the main house. Extending from first floor level and located in the corner where the two buildings meet would be a balcony. The roof would match the existing house and the walls would be rendered, the colour of which would be agreed at a later date.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 5 December 2003. Three letters of representation were received, from The Grange Association and two neighbours. A summary of their objectives is as follows:

Overlooking and loss of privacy.

Design and materials not in character.

There should be a minimum distance of 18 metres between windows when directly facing each other.

Access difficulties during construction.

Policy

Central Edinburgh Local Plan: Grange Conservation Area, Housing and Compatible Uses.

Relevant Policies:

Policy CD5 (CONSERVATION AREAS-REDEVELOPEMENT) sets out criteria by which new development in conservation areas can be assessed against.

POLICY CD10 (NEW DEVELOPMENT-OBJECTIVE) provides that the Council will encourage new development to be of the highest possible architectural and urban quality.

POLICY CD11 (NEW DEVELOPMENT-GENERAL) provides that proposals for new development should respect the constraints of the site, the character of its surroundings and the opportunities to add visual interest or improve the environment.

POLICY CD17 (MATERIALS) provides that the Council will seek a greater use of stone, roofing slate and other traditional materials in new developments where these are appropriate.

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

POLICY H11 (HOUSING AMENITY) provides that planning permission will not be given to new development which would be detrimental to the amenity of residents.

Non-statutory guidelines on 'DAYLIGHTING, PRIVACY AND SUNLIGHT' sets out 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 of this if 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 design of the proposed extension is acceptable and preserve or enhances appearance of the conservation area;

b) there would be any impact on neighbouring amenity.

a) The character of the conservation area is summarised in the local plan as follows:

A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.

Extensions in their design, scale, materials and positioning should seek to be compatible with the character of the original building; not result in an unreasonable loss of amenity for neighbouring residents and not be detrimental to the local built environment.

The rebuilding of the roof would not exceed the height of the original roof. Furthermore, the proposal would only extend beyond the existing building line by 1.2 metres at its maximum distance. As a consequence of this, the scale and mass of the proposal fits comfortably in with the existing property and the local built environment. Moreover, the design of the extension is contemporary, innovative, and sensitive to the conservation area, preserving its character and appearance.

b) A small balcony would be incorporated at first floor level along with two windows and two glass doors. The balcony would not extend the full length of the building. Presently, there are a number of windows on the side elevation of 12A and 12C Dalrymple Crescent, which face towards the courtyard. Additionally, there are three windows on the front elevation of the existing single storey building which face towards the courtyard.

In the circumstances, whilst the window to window distance would not meet the minimum 18 metres as stipulated in the Council's guidance, there would be no undue loss of amenity for residents. Specifically, the nearest window, which serves a bathroom on the lower flat of 12C Dalrymple Crescent would be approximately 9.00 metres to the balcony and 6.6 metres to the nearest window on the extension. The nearest upper window on Dalrymple Crescent, which serves a stairwell, would be 6.5 metres to the nearest window of the extension. The remaining windows on the elevation of Dalrymple Crescent would not face directly onto the proposed windows and balcony.

There is no increase in overshadowing as a result of the proposals.

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 Mark Russell on 529 3665

Ward affected 48 -Sciennes

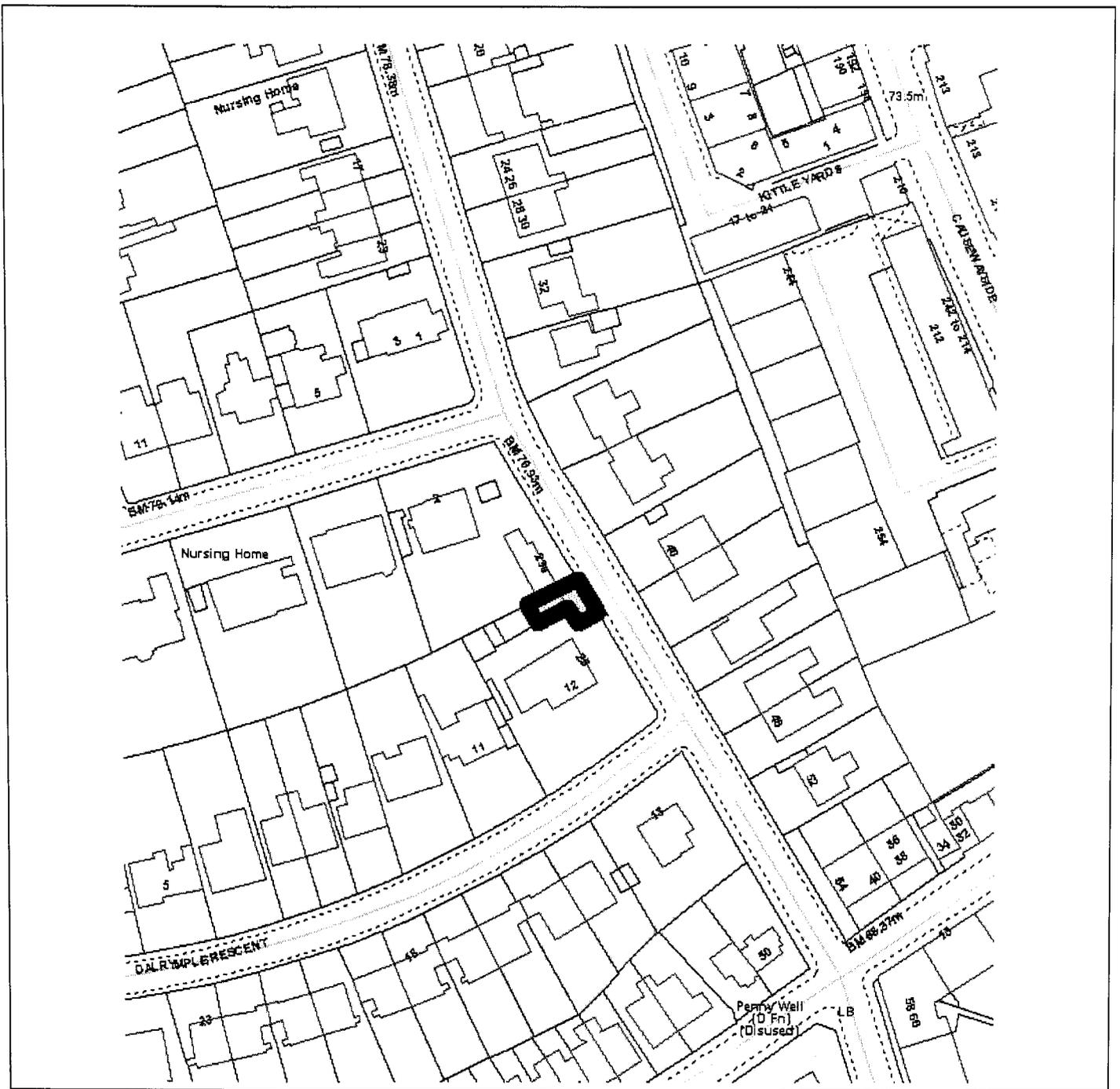
Local Plan Central Edinburgh Local Plan

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

File

Date registered 24 November 2003

**Drawing numbers/
Scheme** 1 to 5



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PLANNING APPLICATION

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