

**Full Planning Application**  
**at**  
**12 Gilmour Road**  
**Edinburgh**  
**EH16 5NT**

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

**Proposal:** Form velux windows in roof, two to the front elevation, two to the rear elevation and four to the side elevation.  
**Applicant:** Mr Stewart  
**Reference No:** 04/00463/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 an upper villa in a corner property on the west side of Gilmour Road. It is on the southern corner with Suffolk Road. Surrounding properties are all residential.

### **Site history**

There is no relevant planning history.

### **Development**

It is proposed to install eight velux windows to the roof of the property. There would be two to the front elevation, two to the rear and four to the side. All the velux windows would measure 78mm by 118mm. The velux windows are timber framed.

### **Consultations**

No consultations were undertaken.

### **Representations**

Three letters of representation were received. The following points were raised:

1. The proposed alterations would not be in keeping with the other houses in the area,
2. The number of velux windows is excessive.

### **Policy**

The site is within the Central Edinburgh local plan area under a Housing and Compatible Uses land use designation.

#### **Relevant Policies:**

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

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

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 the determining issues, the Committee needs to consider whether the proposals:

- a) would be detrimental to the character of the property and the area,
- b) are detrimental to residential amenity.

a) The velux windows would not project from the roof so far as to have an impact on the roof form.

There are other properties in the area with velux roof windows, notably 1 Wilton Road, which has a similar number of velux windows in the roof.

The design of the proposal is acceptable. There will be no detrimental effect on the character of the original building or the local area.

b) The velux windows would not overlook the adjacent properties to the north west and north east as there are public roads between them and the applicant's property.

The velux windows to the rear of the property would overlook the rear garden of number 2 Suffolk Road, the lower villa in the property. However, the first floor windows already compromise the privacy of this garden and the velux windows would not reduce this to an unacceptable level.

The proposals will not be detrimental to residential amenity.

It is recommended that the Committee approves this application, subject to the condition stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** David Shepherd on 0131 529 3956 (FAX 529 3717)

**Ward affected** 49 -Newington

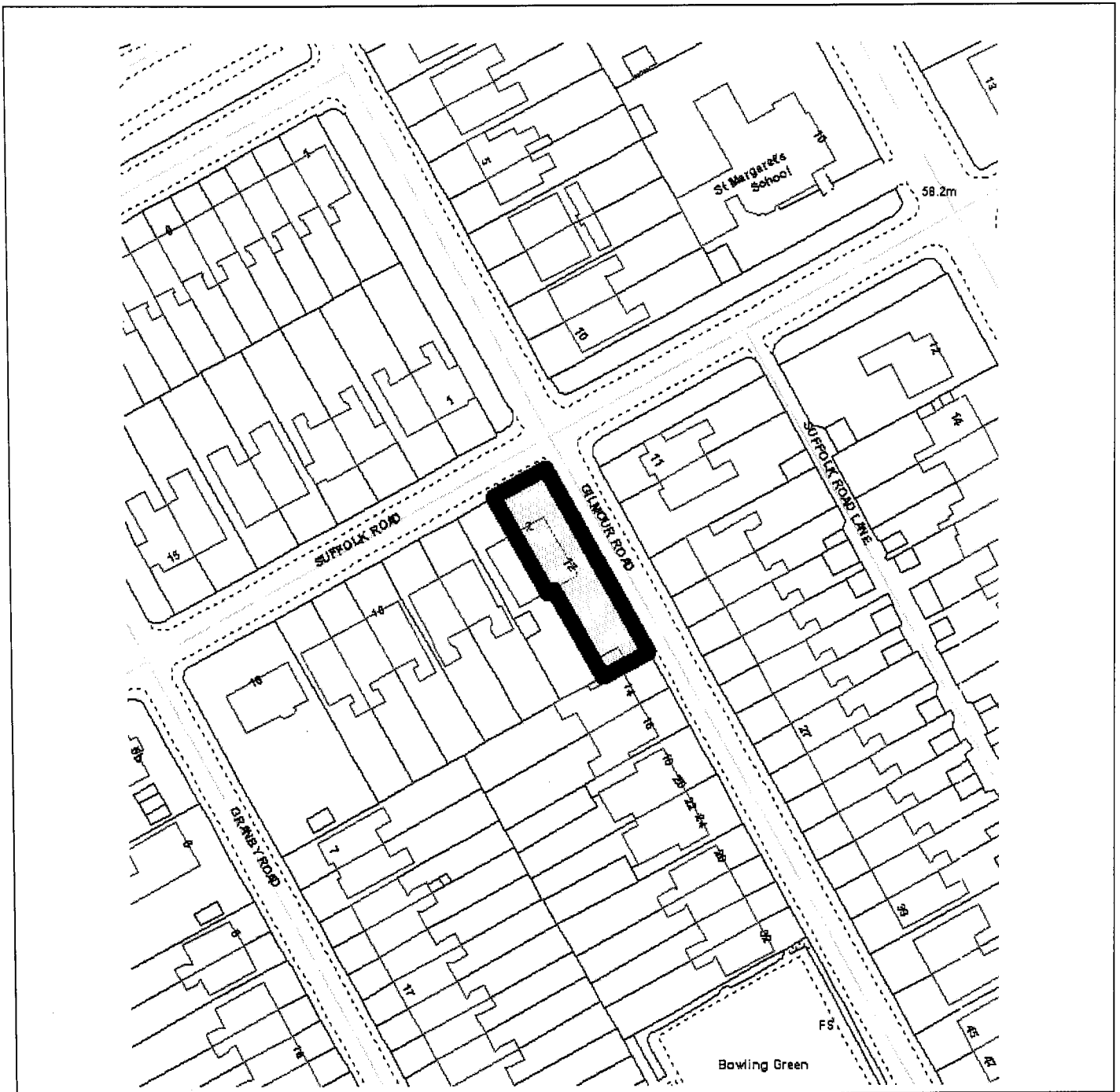
**Local Plan** Central Edinburgh

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

**File**

**Date registered** 12 February 2004

**Drawing numbers/  
Scheme** 1-2.



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# **PLANNING APPLICATION**

<b>Address</b>	<b>12 Gilmour Road, Edinburgh, EH16 5NT</b>		
<b>Proposal</b>	<b>Form velux windows in roof, two to the front elevation, two to the rear elevation and four to the side elevation.</b>		
<b>Application number:</b>	<b>04/00463/FUL</b>	<b>WARD</b>	<b>49- Newington</b>

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