

Full Planning Application
at
54 Murrayfield Avenue
Edinburgh
EH12 6AY

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations + extensions to ground floor flat (in retrospect)
Applicant: J Russell.
Reference No: 04/02892/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The new rooflights shall be an appropriately detailed "conservation" type, which shall be approved by the Head of Planning and installed within six months of the date of this consent.
2. The timber stained woodwork of the extension shall be painted white within six months of the date of this consent.

Reasons

1. In order to safeguard the character of the conservation area.
2. In order to safeguard the character of the conservation area.

2 Main report

Site description

The application property is the ground floor flat of a two storey with attic terraced building by Duncan Menzies and J Bryan Nisbet, dating from 1889-1901. The building is category C (S) listed (Murrayfield Ward) and situated within the Coltbridge and Wester Coates Conservation Area.

Site history

15.08.01 - consent granted for alterations and extension to ground floor flat.

18.09.02 - the building became C (S) listed.

13.08.04 - enforcement enquiry opened concerning the non-compliance to the design given consent in the previous application.

Development

The application is for the single storey extension of a two storey outshot and the introduction of two rooflights in the existing outshot. A previous modern conservatory was removed for the construction of the extension. This retrospective application was lodged because the extension was not built according to the approved design granted in 2001.

The extension is flat roofed with a natural stone base to dado height and stained timber framed glazing with a stained timber fascia. The windowsills are concrete. The extension is about 3750mm deep and is approximately 3300mm high.

The previous application granted permission for a stone structure which extended the two-storey section of the outshot by approximately 1500mm and then continued with a flat roof extension that extended a further 2000mm.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 13 August 2004. Two letters of representation were received.

A neighbour objects to the proposals on the following grounds:

- inappropriate size, style and colour;
- privacy.

A petition signed by 13 neighbours was submitted in support of the scheme.

Policy

The site is located within the Central Edinburgh Local Plan, in an Area Housing and Compatible Uses.

Relevant Policies:

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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

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

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do

not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;

- 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:

- a) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) Whether the proposals adversely affect the listed building or its setting;
- c) Whether the proposals are detrimental to residential amenity or road safety.

a) The character of the Coltbridge and Wester Coates Conservation Area is described in the Central Edinburgh Local Plan as follows:

"The area contains two distinct character zones: the streets of Victorian and Edwardian villas to the west of Donaldson's School and the tenements and stone built terraces of Roseburn further west. Murrayfield House (1735) is an important listed building (category 'A'), the setting of which is defined by the surrounding streets of terraced housing. More recent housing constructed in Wester Coates, although not visible from the main A8, has led to an erosion of character."

The extension that has been built does not extend significantly further than that in the approved design (approximately 250mm) and is approximately 400mm higher than the flat roofed part of the approved design. However, the extension at first floor level has been deleted. It does not extend further than the conservatory of the neighbouring property and there is a pattern of extensions along the terrace. Having more glazing, the structure is lighter in design than the approved scheme. Because it does not extend at the second level, it represents an improvement that more than compensates the slightly longer length and greater height of the flat roof. The appearance of the inferior quality of the stained timber window frames and fascia could be remedied were it painted white. With the exception of the concrete sills the materials are appropriate. The sills in themselves do not merit refusal of this application.

The previous conservatory was an unattractive rendered structure and the new extension is an improvement.

The new rooflights will be acceptable if replaced with flush fitting conservation rooflights.

The proposals do not have an adverse impact on the character or appearance of the conservation area.

b) The new proposals represent an improvement over the previous scheme that received consent and what had previously existed. It does not adversely affect the listed building or its setting.

c) The extension, although higher at roof level, than the approved scheme has its floor level located at the same height. Therefore there is no added overlooking. The extension is located in the central section of the garden rather than on the edge. Consequently there is not an issue of overshadowing especially since the first floor extension has been omitted. The extension does not significantly impinge on the amount of garden space available to the residents of the application property. The application, therefore, is not detrimental to residential amenity.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity.

There are no material planning 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 Barbara Stuart on 0131 529 3927 (FAX 529 3717)

Ward affected 15 -Murrayfield

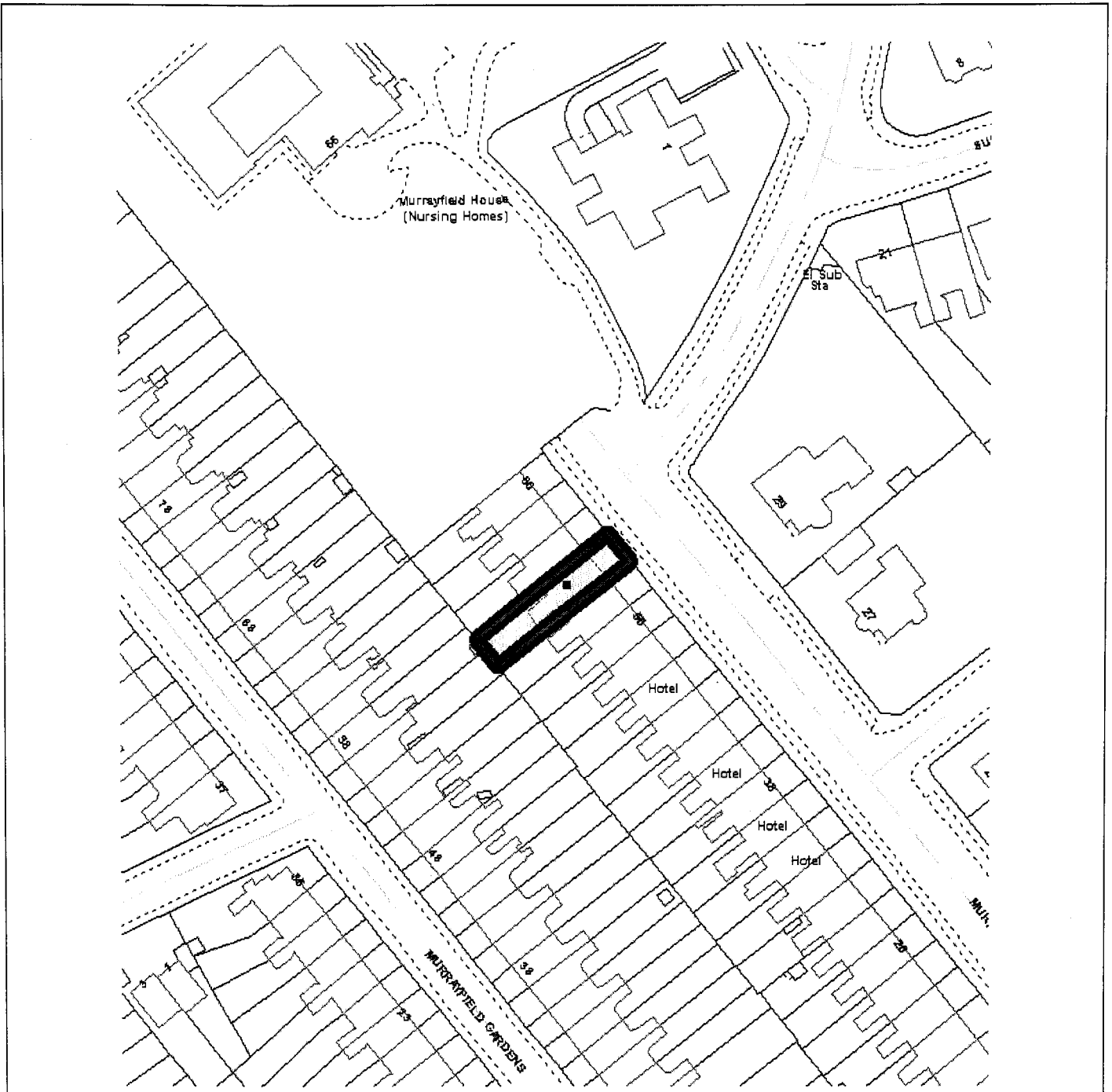
Local Plan CELP

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

File

Date registered 29 July 2004

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



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PLANNING APPLICATION

Address	54 Murrayfield Avenue, Edinburgh, EH12 6AY		
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Application number:	04/02892/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			