

Full Planning Application 05/03369/FUL
at
39 Argyle Crescent
Edinburgh
EH15 2QE

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03369/FUL, submitted by C Kane. The application is for: **Attic conversion incorporating two dormers to the rear and three velux windows at the front (materials amended).**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is an upper villa within a two storey end terraced property located in the Portobello Conservation Area. The property is a traditional stone dwelling with a pitched roof clad in slate. There are stone gable details to the front elevation that break the roof up, allowing only a small area of the pitch behind to be viewed from the front elevation. The property has upvc sliding sash and case windows, and moulded guttering with cast iron down pipes.

Site history

No planning history on file for this property.

Description of the Proposal

The amended application seeks to install two dormers to the rear of the property and 3 rooflights to the front. The dormers are to be hipped from the existing roof, stepped down from the ridge, in from the gables and up from the wall head. Each dormer is to be 1.8 metre wide with roof and soffits clad in slate, timber fascia boards and timber sash and case windows. The guttering and downpipes are to be cast iron to match the existing. The materials have been amended from the original submission.

The roof lights are to be positioned in the middle of the pitch to the front elevation.

3 Officer's Assessment 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 address these determining issues the following needs to be considered whether;

- a) The scale and design of the proposal is appropriate to preserve or enhance the character and appearance of the conservation area;
- b) The proposal will adversely affect the character of the existing building or the visual amenity of the surrounding area; and
- c) There will be any loss of residential amenity as a result of the proposals.

a) Portobello Character Appraisal

Portobello Conservation area includes several distinct character zones. The High Street provides the focus for the Conservation Area, retaining many

original two storey Regency buildings as well as a number of significant public buildings. The seaside character of The Promenade is still evident despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the conservation area, including building groups of particular interest in Brighton Crescent and Brighton Place.

The dormers to the rear of the property are of a traditional form finished with slate and timber. The materials and design are in keeping with the existing property and maintain the character of the Conservation Area. The dormers take up less than 50% of the average width of the roof and comply with guidelines on house extensions. The introduction of roof lights to the front elevation is also considered acceptable. There are other examples of roof lights in the neighbouring properties. The roof lights will not detract from the character of the area as they will take up a small percentage of the roof area and will be partially screened from view by the stone gables to the front.

b) The dormers and roof lights are in keeping with the general character of the dwelling and do not detract from the traditional nature of the property or the wider area.

c) The property is a two storey villa which has been split in half to create lower and upper apartments. The garden ground to the rear of the property has also been subdivided to form private and communal areas. The dormers are not considered to create any additional issues relating to overlooking, as the upper floor windows already look onto the lower villa's garden ground. On this basis there will be no undue impact on residential amenity.

There are no overshadowing issues arising from the proposal as all works are contained within the existing roof space.

There are no material considerations that outweigh this assessment.

It is recommended that the Committee approves this application.


PP **Alan Henderson**
Head of Planning and Strategy

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|---|----------------------------------|
| Contact/tel | Shelley Thomson on 0131 529 3770 |
| Ward affected | 40 - Milton |
| Local Plan | North East Edinburgh |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 17 October 2005 |
| Drawing numbers/ Scheme | 01, 02, 04, 05 Scheme 2 |

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 39 Argyle Crescent
Edinburgh
EH15 2QE

Proposal: Attic conversion incorporating two dormers to the rear and three velux windows at the front (materials amended).

Reference No: 05/03369/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One objection has been lodged by The Architectural Heritage Society regarding the installation of rooflights to the front of the property and the use of UPVC on the rear dormers.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application property is identified within the North East Edinburgh Local Plan for Housing and Compatible Uses and is within the Portobello Conservation Area where special character and appearance is to be maintained.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E27 (NEW DEVELOPMENT IN VILLA AREAS): sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

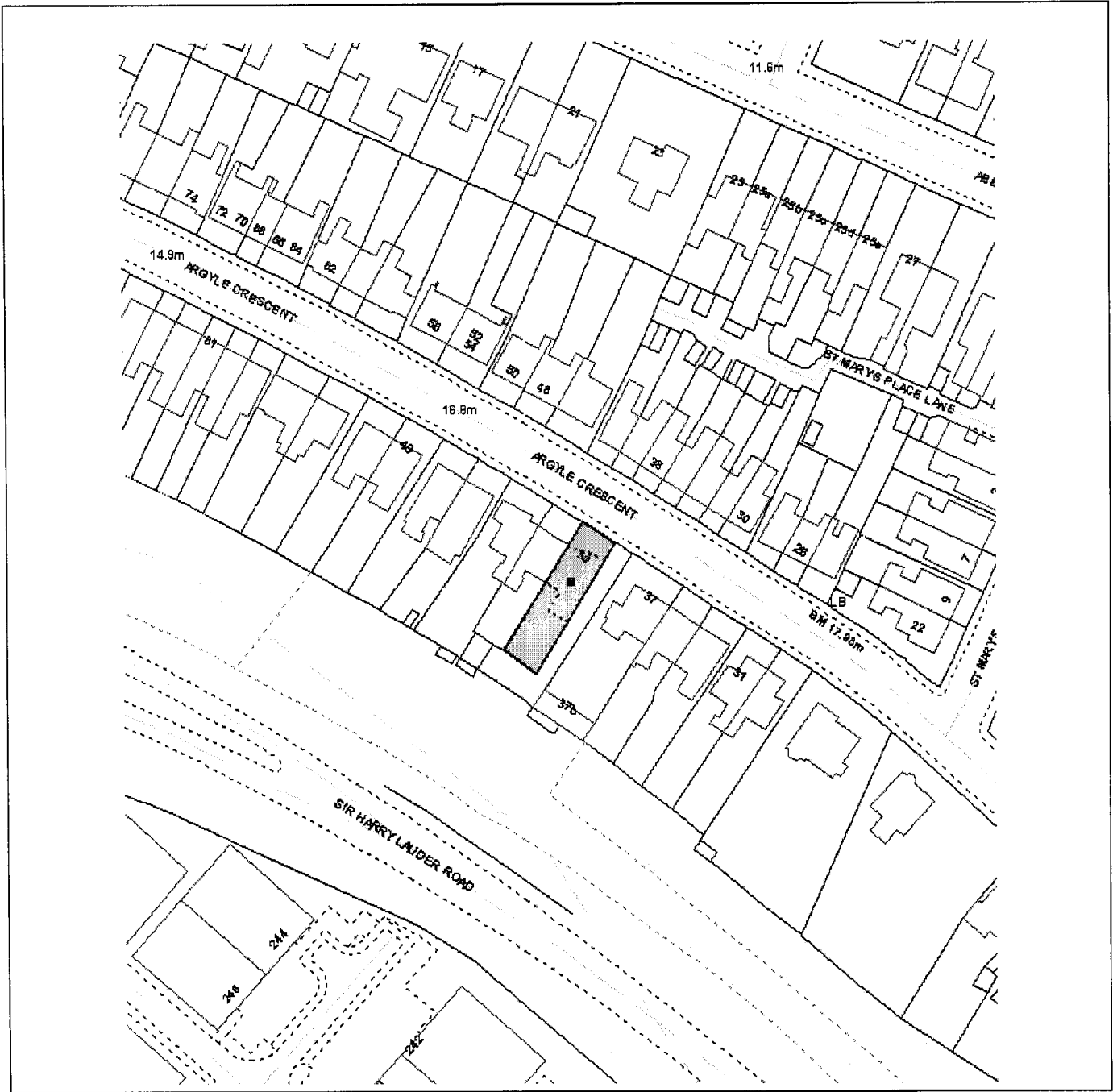
Conditions

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.

End



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PLANNING APPLICATION

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|---|---|-------------|-------------------|
| Address | 39 Argyle Crescent, Edinburgh, EH15 2QE, | | |
| Proposal | Attic conversion incorporating two dormers to the rear and three velux windows at the front (materials amended). | | |
| Application number: | 05/03369/FUL | WARD | 40- Milton |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |