

**Full Planning Application 05/03490/FUL
at
1 Glenorchy Terrace
Edinburgh
EH9 2DQ**

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

1 Purpose of report

To consider application 05/03490/FUL, submitted by Mr + Mrs Higgett. The application is for: **Installation of 2 Velux roof windows in existing slated roof**

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

2 The Site and the Proposal

Site description

The site is a two storey semi-detached building located on the west side of Glenorchy Terrace. The site is surrounded by properties of a similar style and nature.

The site is located within the Craigmillar Park Conservation Area; the property is not listed.

Site history

There is no relevant history for this property.

History of nearby sites

14 Glenorchy Terrace. 01/01822/FUL- Conversion of roof space to form studio, study, bedroom and shower room. 'Velux' roof windows to be installed in each room. Planning Permission Approved 12.07.2001

11 Glenorchy Terrace. 02/02799/FUL- New extension to rear, installation of french windows and deck to rear, installation of velux to front. Planning Permission Approved 06.09.2002

Description of the Proposal

The proposal comprises of the addition of two velux roof lights to the front elevation.

3 Officer's Assessment and Recommendations

- 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 the determining issues, the committee needs to consider whether;

- a) The proposal will be detrimental to the character and appearance of the conservation area.
- b) Will there be any adverse effects on residential amenity.

a) The Craigmillar Park Conservation Area character is described in the local plan as;

an area of late Victorian villas and terraces centred on a main arterial road with high traffic flows. The area has a predominantly residential character with few public or institutional buildings – the exception being the Suffolk Road Halls of Residence (1914) which comprise five two storey blocks arranged around a central green.

The velux roof lights are to be 0.8x0.8m. There are a number of properties within the street that have velux roof lights located on the front elevation, and so the principle of velux roof lights has already been established in this area.

A condition is attached which specifies that the velux roof lights shall be conservation style, in order to ensure that the velux roof windows are complementary in visual terms.

b) The proposal does not give rise to any issues regarding loss of privacy or overshadowing

In conclusion, the proposal will have no detrimental impact on the character and appearance of the conservation area, or any adverse impact on residential amenity.

It is recommended that the committee approves this application, subject to a condition stipulating that the velux roof lights be of a conservation style.


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

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	49 - Newington
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	20 October 2005
Drawing numbers/ Scheme	1-3

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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: 1 Glenorchy Terrace
Edinburgh
EH9 2DQ

Proposal: Installation of 2 Velux roof windows in existing slated roof

Reference No: 05/03490/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 04.11.2005. One letter of objection was received from The Architectural Heritage Society of Scotland, objecting to the addition of velux roof lights to the front elevation.

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 site is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation.

Relevant Policies:

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

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

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

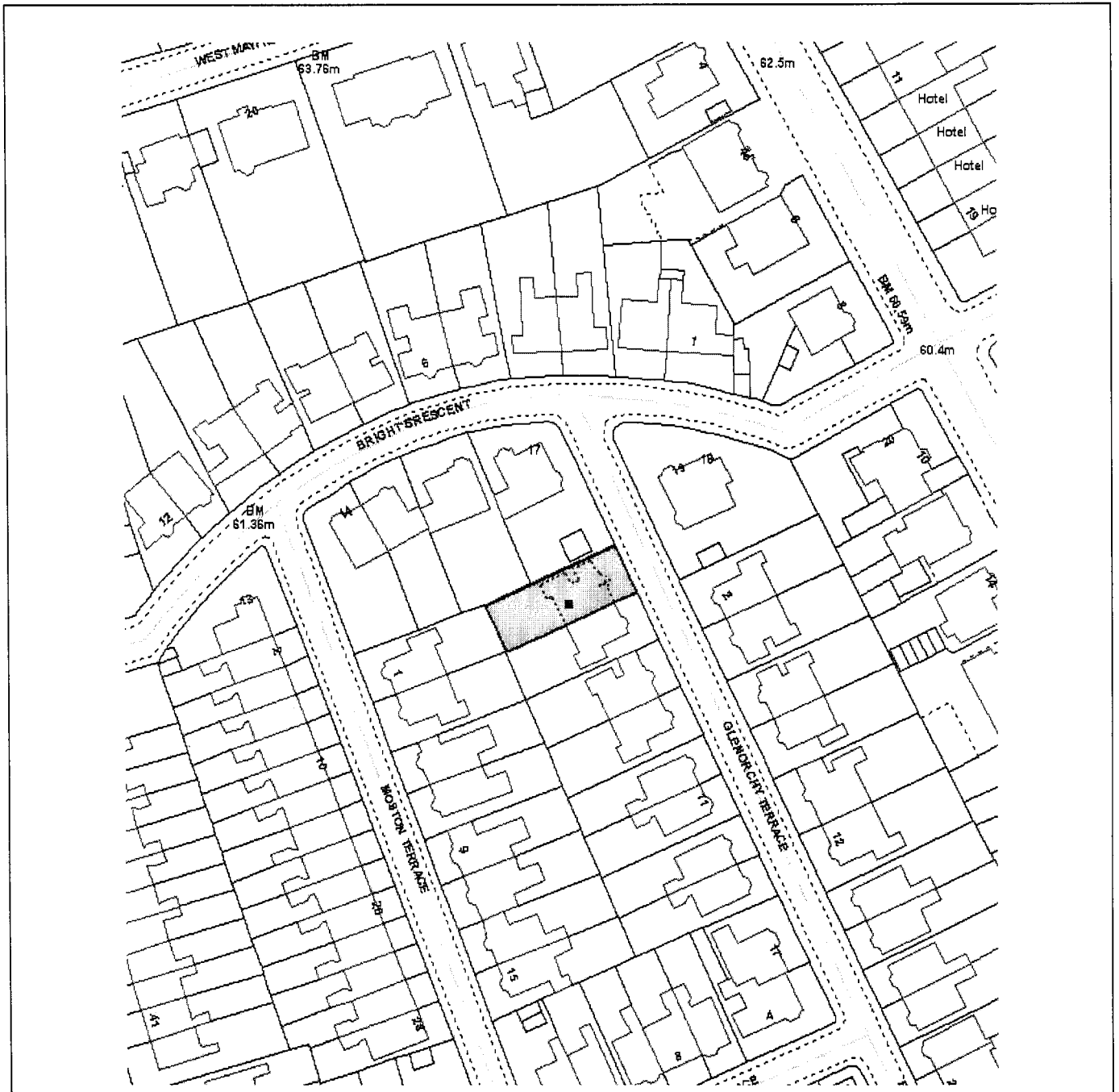
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

End



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PLANNING APPLICATION

Address	1 Glenorchy Terrace, Edinburgh, EH9 2DQ
Proposal	Installation of 2 Velux roof windows in existing slated roof

Application number:	05/03490/FUL	WARD	49- Newington
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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**