

**Full Planning Application 05/03107/FUL
at
3F3
11 Hillside Street
Edinburgh
EH7 5HD**

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

1 Purpose of report

To consider application 05/03107/FUL, submitted by Austin Dyer. The application is for: **Extend into attic space to create 4 bedrooms and a shower room, including roof windows**

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 top floor flat situated within a four storey tenement block on the east side of Hillside Street. The site is surrounded by buildings of a similar style and nature, primarily in residential use.

The application property is an unlisted building, located within the New Town Conservation Area.

Site history

05/02075/FUL. Alterations to form attic bedrooms and bathroom including roof windows (in retrospect). APPROVED 13.10.2005 This related to the adjacent flat.

Description of the Proposal

The proposal comprises of alterations to the attic to create an additional 4 bedrooms and a shower room. The proposal also includes the addition of 3 velux windows to the rear elevation and 2 velux windows 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 Committee needs to consider whether;

a) The alterations to the roof are compatible with the character and appearance of the existing building and do not detract from the character or appearance of the conservation area.

b) The alterations are detrimental to residential amenity.

a) The New Conservation Area character is described in the local plan as follows;

A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to

the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors.

Due to the elevated position of the velux windows, and given the fact that 3 of them will face onto an internal courtyard, they will not be visually obtrusive, and will not have a detrimental impact on the character and appearance of the building or conservation area. A condition is attached which will ensure that conservation style velux windows are installed. The proposal is similar to the development recently approved for the adjacent flat.

b) The installation of the new velux windows have not resulted in any overlooking or loss of privacy to neighbouring residents and are not detrimental to residential amenity.

In conclusion, it is considered that the installation of velux windows will not have a detrimental impact on the character and appearance of the existing building, the conservation area, or residential amenity.

It is recommended that the committee approves the application subject to the velux windows being of a conservation style.


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

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| Contact/tel | Chris Cornell on 0131 529 3665 |
| Ward affected | 20 - Calton |
| Local Plan | Central Edinburgh |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 4 November 2005 |
| Drawing numbers/ Scheme | 1-3,5 |

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.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 3F3
11 Hillside Street
Edinburgh
EH7 5HD

Proposal: Extend into attic space to create 4 bedrooms and a shower room, including roof windows

Reference No: 05/03107/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 30.09.2005. 3 letters of objection were received. A summary of the objections include:

- * A detrimental impact on residential amenity regarding increased noise.
- * A detrimental impact on the character and appearance of the building.
- * An increase in traffic and loss of parking provision.

A letter from the applicant's agent was received in response to a letter of objection. This is note but will form no part of the assessment.

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 situated within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation

Relevant Policies:

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 '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.

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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 velux windows shall be conservation type velux windows, Velux ACS/ACE or equivalent, with flush flashings, Velux EDN or equivalent, to the satisfaction of the Planning Authority.

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

