

**Full Planning Application 05/03585/FUL
at
86/5 Montpelier Park
Edinburgh
EH10 4NG**

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

1 Purpose of report

To consider application 05/03585/FUL, submitted by Mr McDonald + Ms Lane. The application is for: **Attic conversion and formation of roof terrace to the rear, addition of velux rooflights to the front.**

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

2 The Site and the Proposal

Site description

The property is a flat on the top floor of a four storey tenement on the West side of Montpelier Park. Surrounding uses are predominantly residential and of a similar type. Adjacent properties to the rear are large villas which front onto Merchiston Park Road. The property is neither located within a Conservation Area nor Listed.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal involves the formation of a roof terrace within the rear roof elevation as part of an attic conversion. The roof terrace is to be recessed into the pitched roof and will be 3.2 metres in width. The roof terrace measuring 7.8 m² will be accessed through grey coloured french doors. The proposal also involves the addition of two roof lights to the flat section on top of the roof, 1 roof light to the rear elevation and two small roof lights on either side of the pitched roof above the bay window on the front elevation.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 proposals will have any adverse effect on the character and appearance of the property and area and
- b) There will be any detrimental effect on the amenity of surrounding residents.

a) The majority of the proposed works are on the building's rear elevation. The visual impact of the roof terrace will be limited to the residents of properties on Merchiston Park. The impact of the roof terrace is similar to a dormer. However, as it is cut into the roof, the profile of the roof remains unaltered. The roof terrace is set back one metre from the eaves and is 2.3 metres in length occupying 28% of the roof width. This complies with the Council's Non-Statutory guidelines 'House Extension and Alterations'. The Non Statutory guidelines also advocate dormer proposals to be at least 500mm clear on the ridge and eaves. In this instance the bottom of the roof terrace is one metre from the eaves but adjoins the ridge. However, a minor departure from the Non Statutory guidelines is acceptable in this case, the roof terrace does not dominate the roof form. The addition of the rooflights will be largely hidden

from view at street level on the front elevation so there will be no impact on the appearance of the surrounding area. The materials are suitable.

b) Although the proposal will result in the potential for overlooking of neighbours properties to the rear it is considered that this element of overlooking has always been present. As the roof terrace is set back one metre from the eaves it will prohibit the applicant and future occupiers from leaning over the railings and overlooking the communal garden to the rear of the property. There will be no adverse effect on the amenity of surrounding residents.

It is recommended that the committee approves this application.


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

Contact/tel	David Jeffery on 0131 529 3464
Ward affected	45 - Merchiston
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	26 October 2005
Drawing numbers/ Scheme	01- 09 Scheme 1

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: 86/5 Montpelier Park
Edinburgh
EH10 4NG

Proposal: Attic conversion and formation of roof terrace to the rear,
addition of velux rooflights to the front.

Reference No: 05/03585/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on the 11th November, three letters of representation have been received objecting to the proposals on the following grounds.

1. Overlooking
2. Out of character with area
3. Precedent
4. Roof lights on 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 property is in an area of Window Control and Housing and Compatible Uses as identified within Central Edinburgh Local Plan.

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 CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

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

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

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**

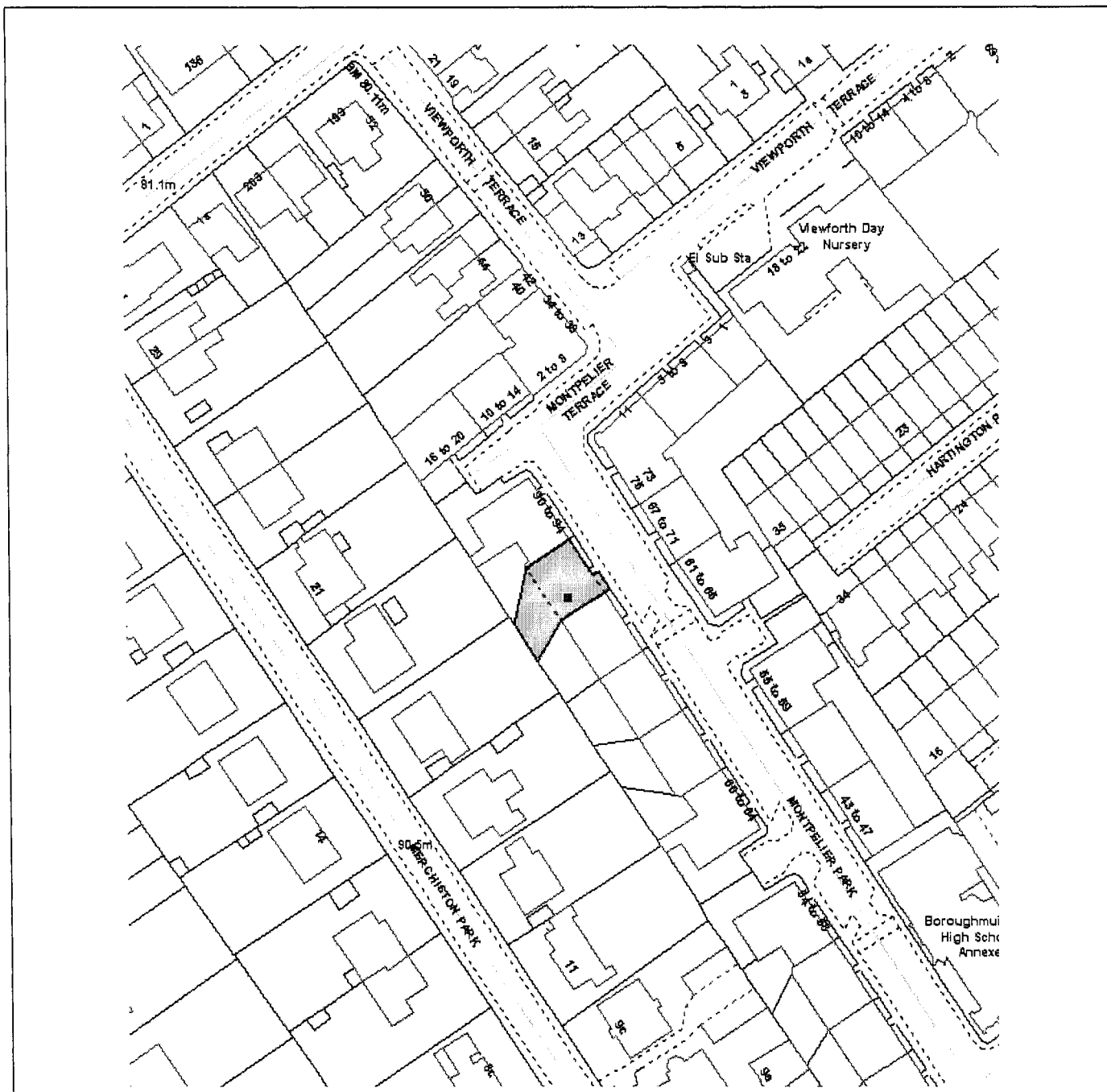
Conditions

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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Application number:	05/03585/FUL	WARD	45- Merchiston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			