

**Full Planning Application 07/01013/FUL
at
138 /1 Newhaven Road
Edinburgh
EH6 4NR**

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

1 Purpose of report

To consider application 07/01013/FUL, submitted by S + K Irving.. The application is for: **Erection of a single storey extension comprising of a kitchen / dining room + wc.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site is a lower flat in a traditional sandstone villa on the east side of Newhaven Road and within the Victoria Park Conservation Area. The property overlooks Victoria Park to the front and Summerside Bowling Green to the rear. Although the area is characterised by traditional villas, the neighbouring property to the south is a modern bungalow, with windows on the gable.

The front garden, in keeping with others in the area, is bounded by original stone walls and hedges and has several mature trees. To the side of the property the garden is 5.0m in width. The rear garden has a depth of 12.5m

and is bounded by the original stone wall to the rear, and fence and shrubs elsewhere, to approximately 1.8m in height.

The property is not listed.

This property is located within the Victoria Park Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The amended proposal is for the erection of a single storey rear extension of contemporary design, 2.4m from the boundary with the adjacent ground floor flat and 5.0m to the boundary to the south. The proposed footprint is approximately 34sqm with a maximum height of 4.9m. The proposal will have a flat roof with a natural slate, centrally placed atrium, supporting two solar panels. The roof will extend to provide a canopy over the stepped access. The walls will be finished in cream sandstone.

Previous Schemes.

The driveway which was proposed in Scheme 1 would have resulted in partial demolition of the original stone wall and loss of mature trees.

3 Officer's Assessment and Recommendations

Determining Issues

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.
- 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The scale and design of the proposals are acceptable;

b) There is an adverse impact on the character and appearance of the conservation area and;

c) The proposal is detrimental to the amenity of neighbours.

a) The design of the proposals is modern and contrasts with the traditional nature of the existing property. However, this is a quality modern design with good standards of materials which will not diminish the integrity of the original building. The proposed extension is of an appropriate scale and will not dominate the rear elevation, the proposed materials will match the existing. The design and position of the proposed extension is satisfactory in this location and will not have a detrimental impact upon the character of the existing property.

The proposed extension will occupy less than one third of the applicant's original rear garden. Consequently, adequate private amenity open space would remain. The proposal complies with the Non Statutory Guidelines for House Extensions.

b) Victoria Park: Conservation Area

The conservation area is centred on Victoria Park, which is surrounded by a mixture of housing and institutional uses and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of Georgian and Victorian villas, many of architectural interest and often set in large and well landscaped grounds. Housing in the Dudleys is characterised by the uniformity of design – two storey terraces decorated with stone urns and cast iron cresting, much of which has survived to the present day.

This traditional building is adjacent to a modern bungalow representing the diverse nature of this part of the conservation area. The proposal is at the rear of the property and will not be visible from the road and will not have an adverse affect upon the character or appearance of the conservation area.

C) The property is well screened with a mixture of original stone walls, hedging and fencing. A fence to a height of 1.8m is proposed for the southern boundary. Although a neighbour has expressed concern about overshadowing, the proposal is 2.5m from the boundary and complies with the daylighting, overshadowing and privacy guidelines.

The removal of the driveway element from this application has addressed concerns relating to tree damage, loss of boundary wall, and disturbance from car movements.

In conclusion, the proposals (as amended) comply with the development plan and the relevant non-statutory guidelines. It is recommended that the Committee approves this application.

Alan Henderson
Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott on 0131 529 3594
Ward affected	A04 - Forth (NEW)
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	19 March 2007
Drawing numbers/ Scheme	1,3,4,5,7,8 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 138 /1 Newhaven Road
Edinburgh
EH6 4NR

Proposal: Erection of a single storey extension comprising of a kitchen / dining room + wc.

Reference No: 07/01013/FUL

Consultations, Representations and Planning Policy

Consultations

No consultation undertaken

Representations

The application was advertised on March 30th, 2007.

Five representations have been made, from the owners and/or occupiers of the other flats within this villa.

- issues relating to the driveway which was part of Scheme 1:

damage and possible loss of trees,
loss of boundary wall,
design of the gates
Increased traffic noise
Security issues due to loss of boundary wall
Loss of a feature which contribute to the Conservation Area

These issues have been dealt with by the removal of this element from the application.

- issues relating to the rear extension:

inappropriate design for a conservation area.- Dealt with in parts a and b of the assessment

loss of light - dealt with in part c

loss of green space - part a

Concerns over the impact of the development on the structure of the existing building have been dealt with by referring these concerns to Building Standards.

Disruption during the construction phase is non- material.

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 referred to in this application is identified in the North East Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded. The property is located within the Victoria Park Conservation Area.

The property lies in the Urban Area of the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

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

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.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

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.

The Victoria Park Conservation Area Character Appraisal emphasises the predominance of Georgian and Victorian villas and terraced blocks constructed in stone with slate roofs, and the predominately residential use.

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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.

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Location Plan

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