

**Planning Permission 09/02953/FUL
at
Site 24 Metres West Of
12 Foulis Crescent
Edinburgh**

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

1. Purpose of report

To consider application 09/02953/FUL, submitted by Mr O'Rourke. The application is for: **Amendment to original planning consent increasing roof height and additional velux windows (in retrospect)**

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 situated close to, but not within, Juniper Green Conservation Area. The street has a mix of housing styles and the site is the last in a row of traditional two storey dwellings before the area is characterised by bungalows. The site is screened on the sides and rear by a stone wall of 1.8 to 2 metres in height.

To the east of the site lies a two storey detached dwelling approximately 11 metres from the site boundary. To the west of the site lies a bungalow with side facing dormer windows and a single storey side extension built on the boundary of the site.

A previously consented development of two storey semi detached houses is being constructed at present on the site.

Site History

20.2.2003 - Application to demolish existing dwelling house and erect new dwelling house was refused. The reasons for refusal were that the design was out of character with the street and resulted in adverse overshadowing. (03/03681/FUL)

8.10.2003 - Application to demolish existing dwelling house and erect new dwelling house was withdrawn. (03/02478/FUL)

08.07.2004 - Application to build a two storey house was granted (04/01723/FUL) (Not implemented).

16.3.2007 - Application to build 4 residential units on the site was refused consent (07/00313/FUL)

17.07.2008 - Application to build 2 semi-detached houses on the site was granted consent (08/02021/FUL) (in the process of implementation)

PRE-APPLICATION PROCESS

There is no pre-application process history

DESCRIPTION OF THE PROPOSAL

The proposal is retrospective and involves an increase in the height of the roof by 0.6 metres. Two additional rear facing velux windows are proposed on the rear roof plane, one for each flat. These additional velux roof lights would be located next to the previously approved roof lights. On each side, the roof plane would have 4 similarly sized velux roof lights and one larger velux serving the stair. The 4 side facing roof lights which serve bedrooms would have a cill height from the finished floor level of 1.75 metres.

Previous Scheme

The large velux windows serving the stair wells on the side roof pitches were not included.

3. Officer's Assessment and Recommendations

Determining Issues

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) whether the design of the development will adversely affect the character of the area;
- b) whether the proposal will adversely affect the amenity of neighbours.

a) The increase in roof height does not alter its previously approved pyramidal character and is no higher than the roof height of a previous consent on the site (04/01723/FUL). The roof height approved in application 04/01723/FUL was approximately 9.3 metres in height and this retrospective proposal is 0.3 metres less than that. The roof height change neither affects adversely the character of the area nor the amenity of residents.

The addition of velux roof lights into the roof does not alter the architectural integrity of the house and the character of the area will not be adversely affected.

b) The additional rear facing velux windows are located more than 9 metres away from the rear boundary. The side facing roof lights are located on the roof at a height which will preclude loss of privacy. The large side facing velux roof light serves a stair case which is not a habitable room and no loss of privacy will occur.

The increase in roof height does not generate any additional overshadowing to neighbouring land.

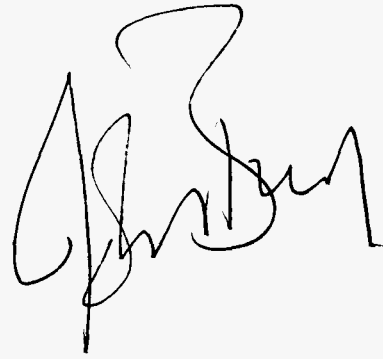
The increase in roof height does not generate any additional overshadowing to neighbouring land.

In conclusion, whilst the alterations to the previously approved design have been partially implemented without planning permission, the resultant development form is acceptable. The design of the development will not adversely affect the character of the area and the amenity of neighbours will be protected. There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves this application.

REASON FOR DECISION

The proposals comply with the Development Plan and non-statutory guidance and are acceptable.



John Bury
Head of Planning

Contact/tel	David McFarlane on 0131 529 3512
Ward affected	A02 - Pentland Hills
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	16 November 2009
Drawing numbers/ Scheme	1,2,3a,4a, 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, Helen Martin on 0131 529 3517. Email: helen.martin@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 4325/4273. Alternatively, you may e-mail aileen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: Site 24 Metres West Of
12 Foulis Crescent
Edinburgh

Proposal: Amendment to original planning consent increasing roof height and additional velux windows (in retrospect)

Reference No: 09/02953/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

Nine letters of representation have been received including one from Councillor Paisley.

Material points in assessment a) Character of the area

- out of character with the area
- retrospective proposal presented as a fait accompli

Material points in assessment b) Residential amenity

- loss of privacy

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 proposal lies within an area mainly allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Finalised Edinburgh City Local Plan.

Relevant Policies:**Relevant policies of the South West Edinburgh Local Plan.**

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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 '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.

Application Type Planning Permission
Application Address: Site 24 Metres West Of
12 Foulis Crescent
Edinburgh

Proposal: Amendment to original planning consent increasing roof height
and additional velux windows (in retrospect)

Reference No: 09/02953/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

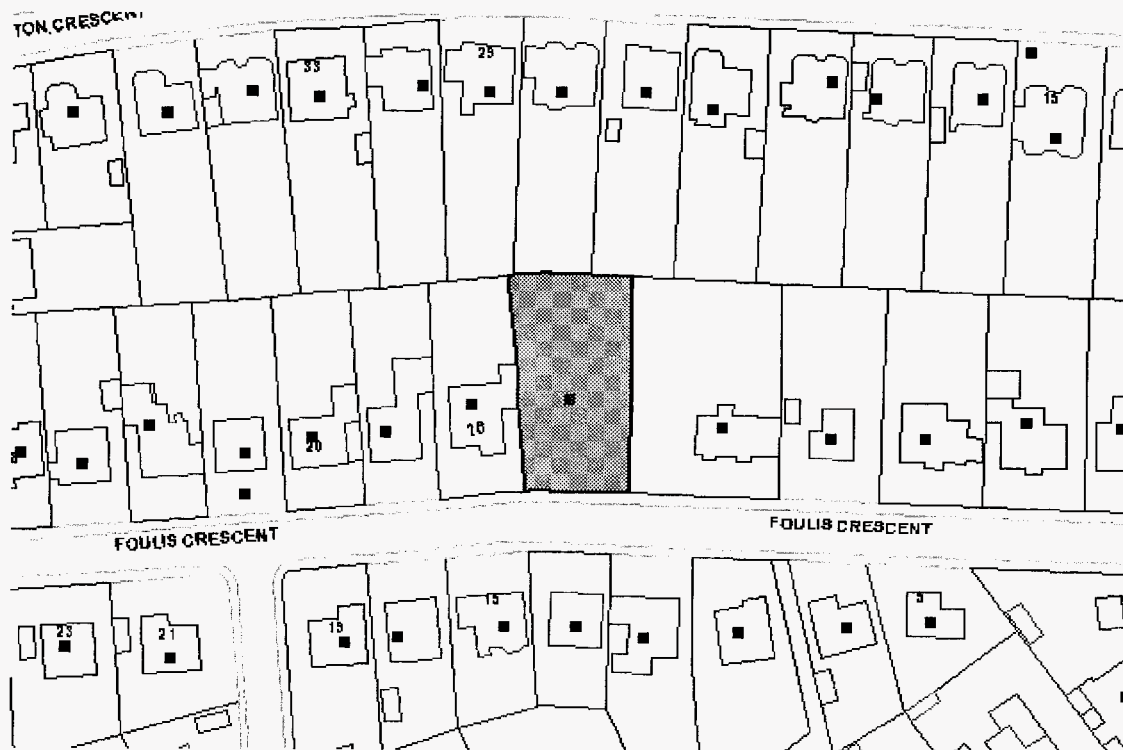
Reasons

End

Application Type Planning Permission

Proposal: Amendment to original planning consent increasing roof height and additional velux windows (in retrospect)

Reference No: 09/02953/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.