

Full Planning Application 08/00689/FUL
at
5 Strachan Road
Edinburgh
EH4 3RH

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

14 May 2008

Supplementary Report

This application was previously considered by Committee on **14 May 2008**.

An addendum is included at the end of Section 3 of this report.

1 Purpose of report

To consider application 08/00689/FUL, submitted by J Flucker.. The application is for: **Material variations to approved scheme. Proposed veluxes and revised cupola, glazed area to dining - room / kitchen changed, details of boundary walls and fences, details of stone garden shed, as amended (part in retrospect),**

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

2 The Site and the Proposal

Site description

The site extends to 680sqm and has a partially constructed, two storey dwelling house on it. The site has been excavated, and the ground level is approximately that of the level of the street. Neighbouring sites are elevated above street level by approximately 1m.

The area is characterised by bungalows, many of which have been subject to ground floor and dormer extensions, although there are examples of two storey dwelling houses within the surrounding streets.

A group of semi-detached houses on Columba Road are located to the north of the application site, with the rear gardens of 53 to 59 adjoining the northern side boundary. These properties occupy an elevated position relative to the application site.

Site History

08.12.2004 - planning permission refused for the demolition of existing house and erection of replacement house. (04/03046/FUL)

04.08.2005 - planning permission approved for the demolition of existing house and erection of replacement house.(05/00275/FUL)

25.01.2007 - enforcement enquiry into the erection of development. No breach of planning control found. (07/00014/E33)

19.10.2007 - enforcement enquiry relating to unauthorised development subject of this application. (07/00733/ECOND)

Description of the Proposal

This retrospective application relates to a number of changes to the building and ancillary land, approved as part of application 05/00275/FUL.

The changes are:

- The erection of a stone shed within the south-east corner of the rear garden;
- The formation of a retaining wall along a length of the north and south boundaries of the garden;
- The erection of a cupola;
- The installation of rooflights on the north, south and east roof slopes;
- The installation of a triangular window on the rear elevation at eaves level;

- The stone cladding of the areas of the front elevation of the building;
- The erection of 1.8m high, close boarded fencing around the north, south and east boundaries and;
- The change in the floor area and design of the ground floor extension on the south-east corner of the building.

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:

the changes (a) respect the character of the building and the character and appearance of the streetscape and surrounding area and (b) adversely affect the amenity of neighbouring residents

a) The rooflights are of an appropriate scale and will be sited on the side and rear roof slopes only. They constitute an acceptable degree of glazing within the roof mass. The cupola is a well designed addition that is unobtrusive and effectively screened, when viewed at street level, as it is set well back on the building's flat roof. The triangular window on the rear elevation provides a feature of interest that integrates well with the building by drawing on the design of other architectural features on that elevation.

The properties within the surrounding area have a mixture of elevational treatments; the majority are harled, and some have retained the stone quoins surrounding the windows and doors to the front. The use of stone cladding on the front elevation provides a high quality finish that relates well to the streetscape and complements the character and massing of the dwelling house.

The increase in the rear conservatory would add approximately six square metres of floor space to the building. The design of the conservatory would be light and unobtrusive, with extensive use of glazing on all three elevations. Its scale would be modest, and it would constitute a subservient addition that would respect the integrity of the main building.

The timber boundary fence is of an appropriate height and replaces a similar, existing boundary treatment. It does not form an overbearing or intimidating boundary feature. The retaining wall is approximately 1.2 metres in height and is an unobtrusive feature when viewed from the street.

The shed that has been erected in the garden is a modest addition that has been constructed in stone to match the detailing of the house. It respects the character of the main building, and is sited in an inconspicuous location; it has a minimal impact on the streetscape.

The changes have no adverse effect on the architectural integrity of the building or on the character and appearance of the streetscape and surrounding area.

b) The shed and amended conservatory comply with the non-statutory guidance in relation to overshadowing and daylighting. Whilst the conservatory is within nine metres of the side boundaries, the screen fence ensures that neighbouring privacy is protected.

The new rooflights on the side roof slopes are within nine metres of the side boundaries. However, the units on the southern roof slope provide light to a stairwell and an en-suite facility. These are not considered to be habitable rooms and will not involve loss of privacy to adjacent properties. The units on the northern elevation are at high level, with eaves 1.6m high. The view will therefore be largely upwards towards the sky.

The features subject of this application will have no adverse effect on neighbouring residential amenity.

The development incorporated into the building and its curtilage does not constitute a material change of use, and the property remains a single planning unit. The changes, subject of the application do not constitute an intensification of use or over-development of the site.

Although not part of the application, it has been established that the building's footprint has been set back approximately 1.8 metres to the east of the site's front boundary when compared to its position as detailed in the original approved drawings. This change has no material impact on neighbouring amenity, and does not necessitate the submission of a subsequent planning application.

The proposals are acceptable, and it is recommended that Committee approves this application.

Addendum

This application was considered by the Development Management Sub-Committee on 14th May 2008. The committee was minded to refuse and enforce the rooflights and refuse the ground floor rear 'extension'.

It should be noted that by removing the permitted development rights conferred by the Order, a local planning authority is able to consider developments otherwise exempt by virtue of the Order; it does not preclude the planning authority from granting planning permission for such works.

In addition, the Committee may wish to re-consider its decision in relation to the 'extension'; this variation to the approved scheme would be only minimally larger than the approved conservatory, and would have no impact on neighbouring amenity, given its location at the rear of the property and well screened by the boundary fencing.

However, should the Committee be minded to ratify its decision of 14.5.2008, the following reasons could be used as justification for refusal, and with regards to the rooflights, enforcement action:

- The ground floor extension would have a detrimental impact on the character and appearance of the surrounding area by virtue of its over-dominant mass and scale, which fails to represent a subservient feature within the context of the overall development.
- the rooflights would be detrimental to the character of the surrounding area and would result in a loss of residential amenity to neighbouring properties by virtue of their incongruous appearance in relation to the roofscape and their location, overlooking neighbouring garden ground.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|------------------------------------|
| Contact/tel | Alan Moonie on 0131 529 3909 |
| Ward affected | A05 - Inverleith (NEW) |
| Local Plan | NWELP / ECLP |
| Statutory Development Plan Provision | Mainly Residential Area/Urban Area |
| Date registered | 22 February 2008 |
| Drawing numbers/ Scheme | 01-02, 03A 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 Porta :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: 5 Strachan Road
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Reference No: 08/00689/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken

Representations

Twenty-six letters of objection have been received in relation to the proposals. The letters are primarily concerned with the unauthorised nature of the development and the failure of the Council to stop the work during the processing of this application.

The material concerns are that:

- The proposals are unsympathetic to the character and amenity of the surrounding area. This issue is addressed in section (a) of the assessment:
- The proposals constitute over-development of the site. This issue is addressed in section (b) of the assessment:
- The proposals will impact on neighbouring amenity. This issue is addressed in section (b) of the assessment:

A further sixteen, unaddressed letters of objection were received.

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 application site lies within the North-West Edinburgh Local Plan, in an area identified as a 'Mainly Residential Area' and in the Finalised Edinburgh City Local Plan as an 'Urban Area'.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 3 (Development Design) sets criteria for assessing development design.

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. Notwithstanding the contents of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the property shall not be further extended or altered in any way without the further consent of the planning authority.

Reasons

1. In order to enable the planning authority to consider this/these matter/s in detail.

End

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Location Plan

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