

Full Planning Application 08/01242/FUL
at
32 South Oswald Road
Edinburgh
EH9 2HG

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

1 Purpose of report

To consider application 08/01242/FUL, submitted by Mr + Mrs Spooner. The application is for: **Alterations to combine no 32 and no 34 South Oswald Road; various windows replaced and window openings enlarged, new balcony, new storm porch and existing extension re-rendered**

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

2 **The Site and the Proposal**

Site description

The application site consists of a traditional stone detached villa on the north side of South Oswald Road within an established residential area. The villa is subdivided into three dwellings and has a modern single storey extension on the north elevation. The property is bounded by a modern flatted development to the west and traditional stone villas to the north, south and east. The property is not a listed building.

This property is located within the Grange Conservation Area.

Site History

No relevant planning history on file.

Description of the Proposal

The application is to combine no. 32 and no. 24 South Oswald Road. The external alterations include the enlargement of window openings to form double doors and the creation of a new balcony on the west elevation. The proposal also aims to replace existing windows, re-render the modern addition to the property and add a storm porch to the east elevation. The existing garages are to be demolished.

Scheme one proposed the removal of a mature sycamore tree in the shared driveway adjacent to the western side boundary. However scheme two has retained this tree in order to protect the character and appearance of the Grange conservation area.

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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) The proposal will have a detrimental impact on the character and appearance of the conservation area;
- b) The proposal will have an adverse impact on residential amenity

The application site is located within the Grange Conservation Area. The character of the conservation area may be summarised as follows:

A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.

The external alterations proposed to the west elevation are minor and will not significantly alter the appearance of the existing building. The alterations are compatible with the character of the dwelling house. The use of timber framed windows is an appropriate material to preserve the appearance of the conservation area. The design of the balcony is simple comprising of a glass balustrade and a timber handrail. The simplicity of this structure will not detract from the existing building or any of the architectural features on the west elevation.

The creation of a storm porch on the east elevation of the existing extension is acceptable and will not have a detrimental impact on the character of this latter addition. The replacement windows and re-rendering of the extension on the north and east elevations will maintain the quality and character of the existing building and surrounding area.

The existing garages are of no architectural merit and their removal will enhance the character of the conservation area. The creation of car parking spaces in an existing gravelled area is acceptable.

Concerns have been raised about the impact of the proposal on the mature trees on site. Scheme two has retained the mature sycamore tree adjacent to the western side boundary. The proposal still aims to remove a second tree; however this tree does not provide a significant contribution to the conservation area and does not merit retention. There are no objections to the proposed developments provided the sycamore tree is retained and the construction of any new access will not be invasive and destructive to this tree.

The revised scheme will ensure the proposed developments will not have a detrimental impact on the character or appearance of the conservation area.

b) The distance from the proposed balcony to the 2 metre wall on the western side boundary is in excess of 15 metres and will not infringe on the existing privacy enjoyed by residents residing in Oswald Court.

There are no daylighting issues associated with the proposal.

This proposal will not be detrimental to the amenity of any neighbouring occupier.

In conclusion the external alterations proposed in this location are acceptable and will preserve the character and appearance of the Grange Conservation Area. Scheme two will ensure that the mature sycamore tree is retained and will continue to contribute a natural heritage value to this particular locality. The proposals will have no detrimental impact on residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Dorothy-Ellen White on 529 6450
Ward affected	A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing And Compatible Uses
Date registered	8 April 2008
Drawing numbers/ Scheme	01, 02, 03(A) 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: 32 South Oswald Road
Edinburgh
EH9 2HG

Proposal: Alterations to combine no 32 and no 34 South Oswald Road; various windows replaced and window openings enlarged, new balcony, new storm porch and existing extension re-rendered

Reference No: 08/01242/FUL

Consultations, Representations and Planning Policy

Consultations

NONE

Representations

Seven letters of representation have been received. The material points of concern are

- The removal of two trees (addressed in section (a) of the assessment)
- The modern design of the balcony (addressed in section (a) of the assessment)
- Overlooking from the balcony onto neighbouring properties (addressed in section (b) 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 allocated within an area for Housing and Compatible Uses in the Central Edinburgh Local Plan. In the Finalised Edinburgh City Local Plan the application site is allocated as an Urban Area. Both plans show the site located within the Grange Conservation Area.

Relevant Policies:

Relevant policies of the Finalised Edinburgh City Local Plan.

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

Policy Env 11 (Trees) sets out tree protection requirements for new development.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant policies of the Central Edinburgh Local Plan.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

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Application Address: 32 South Oswald Road
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Proposal: Alterations to combine no 32 and no 34 South Oswald Road;
various windows replaced and window openings enlarged, new
balcony, new storm porch and existing extension re-rendered

Reference No: 08/01242/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

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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Location Plan

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