

Full Planning Application 04/04106/FUL

at

9 Dick Place

Edinburgh

EH9 2JS

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/04106/FUL, submitted by Mr + Mrs Hay. The application is for: **Form new window opening at first floor level on east facing elevation**

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

2 The Site and the Proposal

Site description

The application property is a two storey sandstone constructed villa forming a pair with 11 Dick Place, dating from circa 1860. The building, which is on the south side of the street, is category C(S) listed (Sciennes Ward) and situated within the Grange Conservation Area.

Site history

September 2000 - consent granted to alter and extend dwelling house (00/02323/FUL and 00/02323/LBC).

Description of the Proposal

The application is for the installation of a timber framed casement window on the east elevation above the existing side door.

3 Officer's Assessment and Recommendations

Determining Issues

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 the determining issues, the Committee needs to consider:

- a) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) whether the proposals adversely affect the listed building or its setting;
- c) whether the proposals are detrimental to residential amenity.

a) The character of the Grange Conservation Area is described in the Central Edinburgh Local Plan 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 proposed new window opening is acceptable in principle, as it will be located towards the rear on the east elevation, which is inconspicuous from the street being close to the adjacent property.

A casement window is acceptable in this context, as the opening is much narrower than the original window openings and the style matches the existing casement window in the east elevation of the rear outshoot. A condition has been attached to ensure that the cill and rybat detailing matches that around the original window opening on the east elevation.

b) The proposed window is discreetly located and appropriately detailed and therefore has no adverse effect on the character or setting of the listed building.

c) There are no residential amenity concerns as the window will be situated on a gable facing another gable and the window will light a bathroom.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building and have no detrimental impact on residential amenity.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition on detailing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Clare Macdonald on 0131 529 3510
Ward affected	48 - Sciennes
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	9 November 2004
Drawing numbers/ Scheme	01 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, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@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 the Co-ordinator, Ken Scott, by 12 noon on the Monday preceding the meeting. Ken can be contacted on 0131 529 4245. Email: ken.scott@edinburgh.gov.uk.

Application Type Full Planning Application
Application Address: 9 Dick Place
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 19 November 2004 and attracted one letter of representation from a neighbour.

The material concerns raised relates to:

- detrimental effect on the character and appearance of the listed building;
- no precedent in the street or immediate vicinity;
- inappropriate proportions and rybat detailing.

The other comments raised are non-material.

Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.

Planning Policy

The site is located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

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

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that **Granted** subject to the following

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The cill and rybats around the window hereby approved shall match those around the original window on the east elevation.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

Appendix C

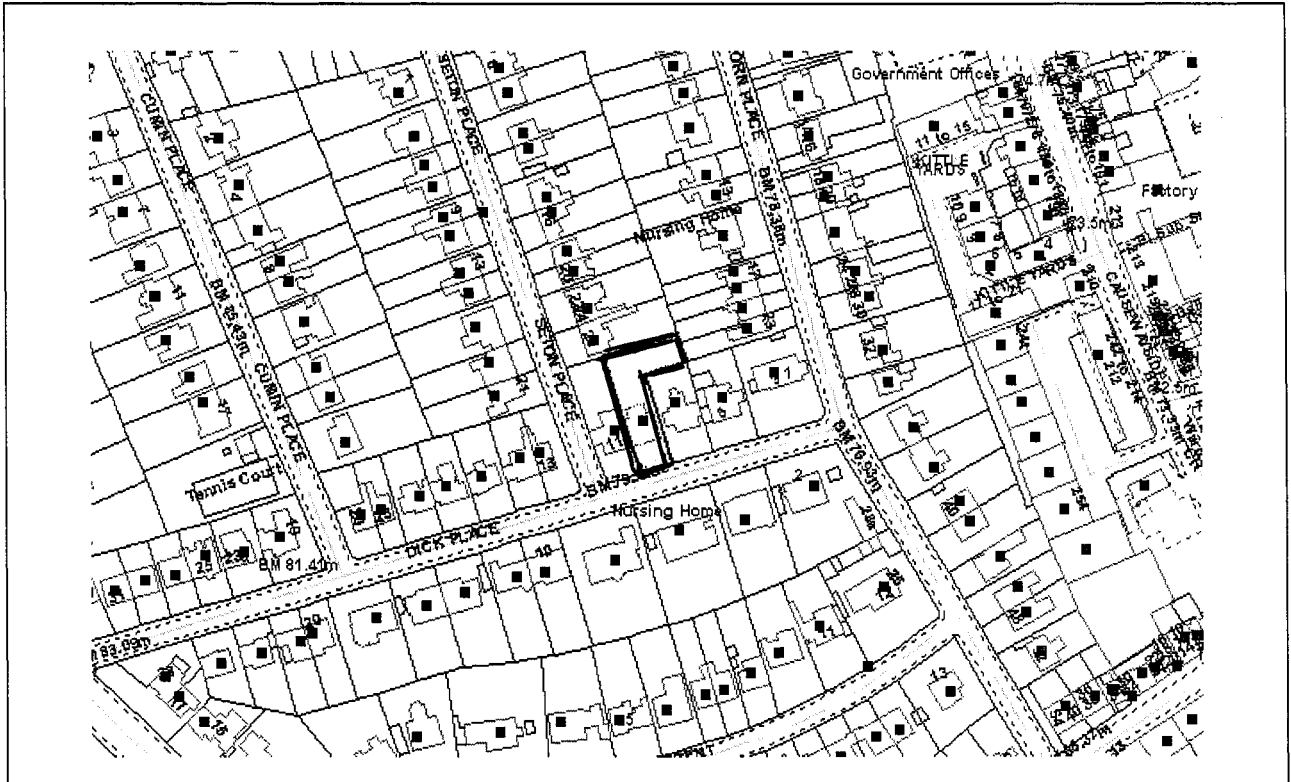


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Location Plan



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