

Full Planning Application 04/03382/FUL

at

50 Joppa Road

Edinburgh

EH15 2ET

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/03382/FUL, submitted by Giles Greenslade. The application is for: **Add French doors to rear 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 site is a two storey, mid-terraced dwelling house with a rear basement at garden level. The property is situated on the north side of Joppa Road in a predominantly residential area and lies within Portobello Conservation Area. The property is currently occupied as a single dwelling house, the nursery use having ceased.

At present the rear lower ground floor elevation consists of a single door opening, with a small and narrow window to the left hand side, and flanked by two top hung casement windows.

Site history

September 1991 - consent granted for part change of use to day nursery for 15 children, using ground and basement floors.

April 1993 - consent granted for increase to 24 children.
September 1996 - consent granted for increase to 28 children.
February 2001 - consent granted for change of use from mixed use of dwelling and nursery to provide a sub-division to form two flats and the erection of a conservatory.

Description of the Proposal

The application is for the installation of two new sets of French window units to the rear, lower ground floor elevation of this property. The proposal seeks to form two new, full-height openings, one of two casements and other of three, with new sandstone lintels and cills to match the existing.

Supporting Statement

The statement is available in the Group Rooms. It identifies the changes to the property being made by the occupants, to a single dwelling house, and the benefits of improving this single aspect part of the property by means of improvements to the fenestration of the rear elevation.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals harm the character and appearance of the conservation area? If they do, there is a strong presumption against the granting of planning 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 preserves or enhances the character and appearance of the conservation area; and (b) the proposal is detrimental to the amenity of the neighbours.

a) The character of the Portobello conservation area is summarised as follows:

Portobello conservation area includes several distinct character zones. The High Street provides a focus for the conservation area, retaining many original two-storey early 19th century buildings, as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas, as well as a robust stock of Victorian tenements, public buildings and churches. In total there are 179 listed buildings within the conservation area, including building groups of particular interest in Brighton Crescent and Brighton Place.

It is accepted that there will be an amount of fabric loss and alteration to the existing fenestration pattern as a result of this proposal, to the rear elevation of the property. The existing windows, to the lower ground floor, are not original. They are top hung opening, uPVC windows which reflect their previous functional use. The proposed scheme will introduce a degree of uniformity with the prevailing window pattern on the remaining two floors and provide additional light to what is a single aspect floor and what is planned to be the main habitable rooms in the house.

The alterations are for windows that are visually well contained, with limited views across the rear of the terrace available. The alterations will be seen in relative isolation and together with the introduction of matching stone cills and lintels will provide a good level of finish in this instance.

The proposal will preserve the character and appearance of the conservation area.

b) The alterations proposed will allow for an easier passage to, and therefore use of, the existing rear garden area but otherwise there will be no impact upon the amenity of neighbouring residents.

In conclusion the proposal preserves the character and appearance of the conservation area and would not prejudice residential amenity.

There are no material considerations which outweigh this conclusion.

It is recommended that committee approves this application, subject to the standard condition about starting the development.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	40 - Milton
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Portobello Conservation Area; Housing and Compatible Uses
Date registered	9 September 2004
Drawing numbers/ Scheme	01, 02 Scheme 1

Application Type Full Planning Application
Application Address: 50 Joppa Road
Edinburgh
EH15 2ET
Proposal: Add French doors to rear elevation.
Reference No: 04/03382/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 24 September 2004.

No representations have been received.

Planning Policy

North East Edinburgh Local Plan - *The site is within the Portobello conservation area, where the protection and enhancement of the special character and appearance of the designated conservation areas will be protected. The site is also within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.*

Relevant Policies:

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.

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

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

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Conditions/Reasons associated with the Recommendation

Recommendation

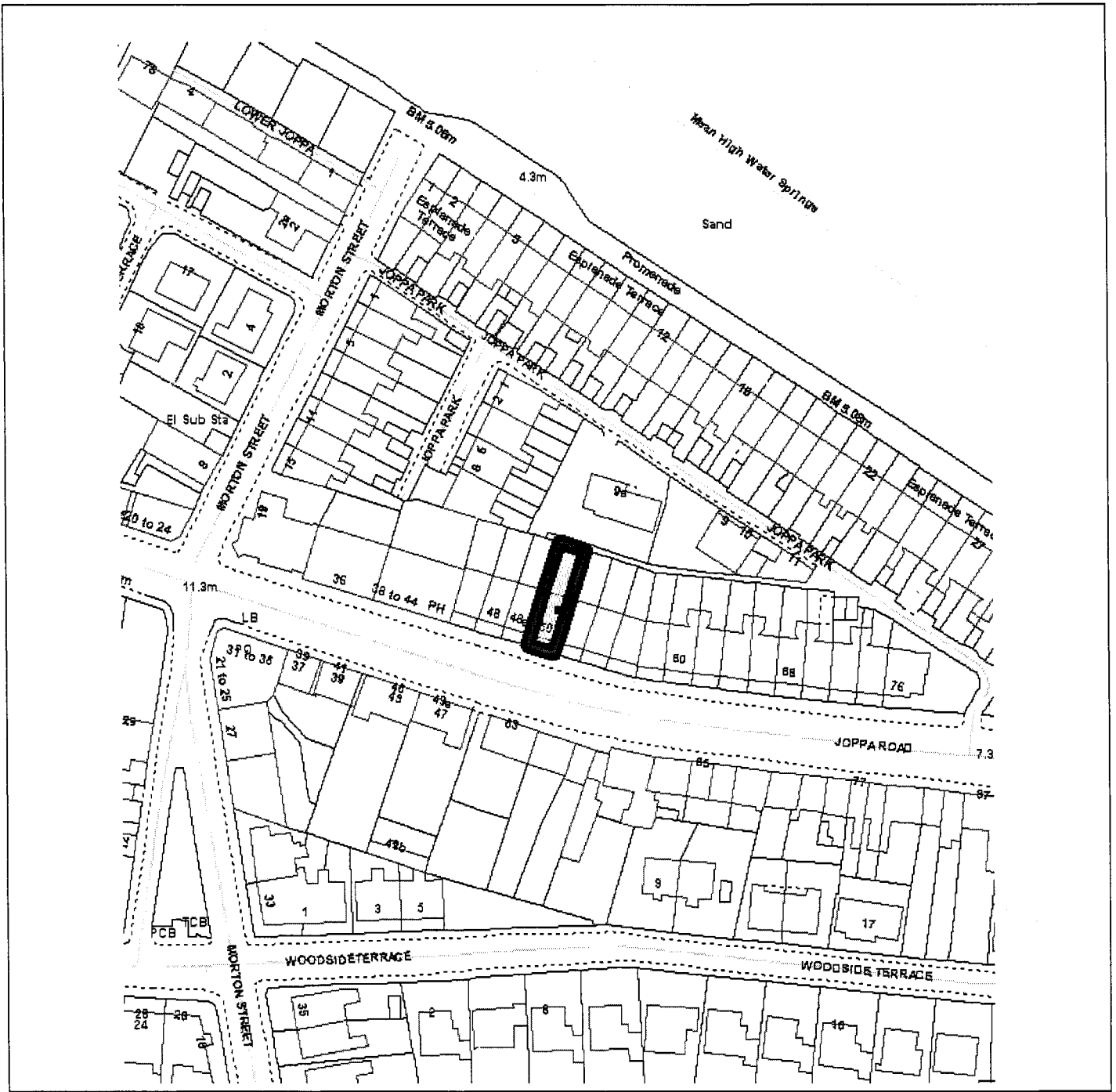
To recommend that **Granted** subject to the following

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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PLANNING APPLICATION

Address	50 Joppa Road, Edinburgh, EH15 2ET		
Proposal	Add French doors to rear elevation.		
Application number:	04/03382/FUL	WARD	40- Milton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			