

## Full Planning Application 04/02499/FUL

at

4 Myrtle Terrace

Edinburgh

EH11 1PF

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### Development Quality Sub-Committee of the Planning Committee

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#### 1 Purpose of report

To consider application 04/02499/FUL, submitted by Arboretum Village Property Co. Ltd. The application is for: **Formation of lightwell and associated alterations, as amended**

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 relates to a lower colony flat situated on the north side of Myrtle Terrace just off Slateford Road. The area is predominantly residential, characterised by similar properties.

The property is not listed nor does it lie within a conservation area.

##### Site history

July 2003 - application reference number 03/01646/FUL - planning permission refused for alterations at basement level to form French doors and a lightwell.

## **Description of the Proposal**

### **Scheme 2**

The application proposes excavating a section of ground to the front of the property to provide accommodation at basement level. It is proposed to form a doorway with French doors under the ground floor window at basement level which will open out onto a small paved area. The lightwell will be enclosed by 1100mm high metal balustrade which will be painted black.

### **Scheme 1**

The lightwell was previously enclosed by a raised, timber framed, glazed structure.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- 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 proposals are compatible with the character and appearance of the original building and the area in general;
- b) there would be any impact on neighbouring residential amenity.

a) This property is a fine example of a Victorian colony and as such any alteration must take full account of its architectural integrity. The proposals have been amended and in place of a raised, timber framed, glazed lightwell a much more discreet treatment is proposed in the form of a black metal railing around the lightwell. This is much more in keeping with the original character of the property. The introduction of the French doors at basement level is considered acceptable given that they will not be visible from public view as they are below pavement level, the railings being the only visible alteration. These works are considered acceptable and will not detract from

the appearance of this property. In comparison to the refused scheme, the width of the well has been reduced and the detailing improved.

b) The proposal introduces no overlooking or loss of privacy, nor will there be any daylighting implications. As such there will be no impact on neighbouring residential amenity.

It is recommended that planning permission be granted subject to the conditions stated.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634 (FAX 529 3717)
<b>Ward affected</b>	29 - Shandon
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	14 July 2004
<b>Drawing numbers/ Scheme</b>	01,02

#### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Barbara Cummins on 0131 529 3996. Email: [barbara.cummins@edinburgh.gov.uk](mailto:barbara.cummins@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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 4 Myrtle Terrace  
Edinburgh  
EH11 1PF

**Proposal:** Formation of lightwell and associated alterations, as amended

**Reference No:** 04/02499/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

Neighbour notification was carried out on or around 25 June 2004. One letter was received objecting to the proposals on the grounds that insufficient information had been submitted to determine the application. No further representations were received regarding the amended scheme.

***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 Central Edinburgh Local Plan identifies the site as being within an Area of Housing and Compatible Uses.

#### Relevant Policies:

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 CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Non-statutory guidelines on 'COLONIES' supplement local plan conservation and design policies, providing guidance on alterations to Colonies housing.

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

To recommend that this application be **Granted** subject to the following

### Conditions

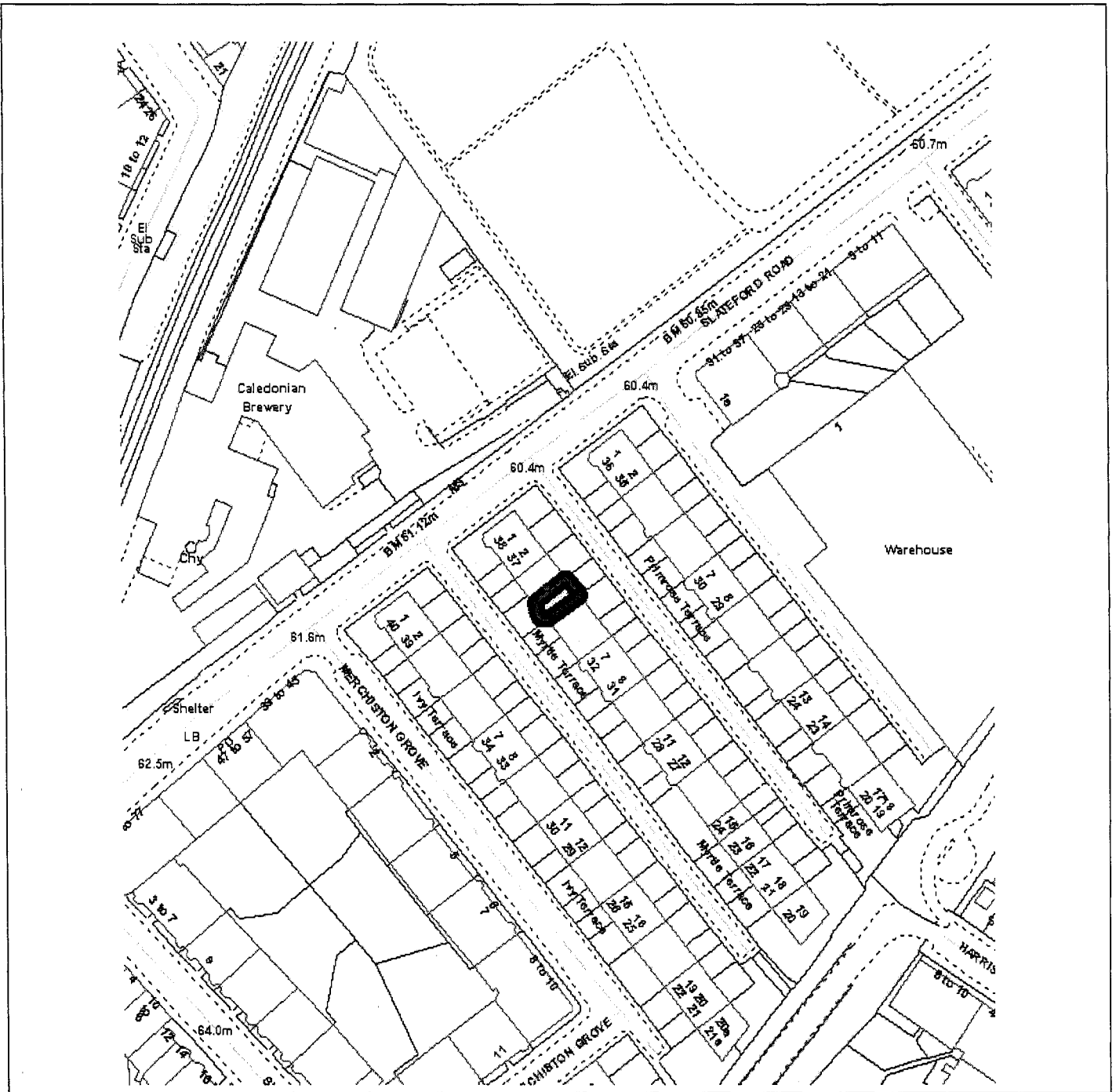
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>4 Myrtle Terrace, Edinburgh, EH11 1PF</b>		
<b>Proposal</b>	<b>Formation of lightwell and associated alterations, as amended</b>		
<b>Application number:</b>	<b>04/02499/FUL</b>	<b>WARD</b>	<b>29- Shandon</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			