

Full Planning Application 04/02865/FUL

at

40 Silverknowes Terrace

Edinburgh

EH4 5HJ

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/02865/FUL, submitted by Mr + Mrs Dennis. The application is for: **Attic conversion**.

It is recommend that this application be **REFUSED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The application is for the conversion of the existing roof space, including an extension over the hipped roof to provide a gabled end, with a minor hip at the ridge. The works also include for the erection of front and rear dormer projections, a roof light to the front elevation and a first floor window in the new gable elevation. The alterations provide a new staircase, shower room, study and two additional bedrooms.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application site is a semi-detached, two-storey dwelling house located on the south side of Silverknowes Terrace. The property is dry-dash harled property under a hipped, slate roof. The adjoining property has been the subject of a two storey side extension (approved in 1997). To the west is a single storey detached dwelling. The property stands in a residential area of mixed detached and semi-detached houses.

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 proposal will adversely affect the character of the existing dwelling or the surrounding area; and (b) the proposal is detrimental to the amenity of neighbours.

a) The proposal will significantly alter the existing shape and appearance of the roof of the dwelling house. The provision of a predominantly gabled end will be at odds with the hipped roofs prevalent in the street scene. Although the adjoining semi-detached property has been altered it retains its hipped roof. As part of that semi-detached pair the proposed alteration will unbalance the form of the building. The Council's Non-statutory guidance notes require that roof alterations and extensions should be compatible in design and scale and should match the pitch and form of the existing. This proposal is contrary to these principles and would dominate the original form and appearance of the house.

The dormer projection on the front elevation at 2.2 metres in width (or 37% of the average roof length) is in excess of the guidance criteria of 33%. Although not unduly excessive, in itself, taken together with the roof alteration the resulting projection would be at variance with the appearance of the house and detrimental to the character of the building and the prevailing street scene.

b) There are no issues of overlooking or overshadowing arising as a result of the proposed roof alterations and therefore no detriment to existing levels of residential amenity.

In conclusion, the proposal does not accord with the Development Plan and will have an adverse impact upon the character and appearance of the dwelling. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for reasons relating to the adverse impact upon the character and appearance of the dwelling.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	16 August 2004
Drawing numbers/ Scheme	01-06 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, 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 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.

Appendix A



Application Type Full Planning Application
Application Address: 40 Silverknowes Terrace
Edinburgh
EH4 5HJ
Proposal: Attic conversion.
Reference No: 04/02865/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ11 - seeks to ensure that alterations and extensions relate to the existing building.

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

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.

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 **Refused** for the following reasons

Reasons

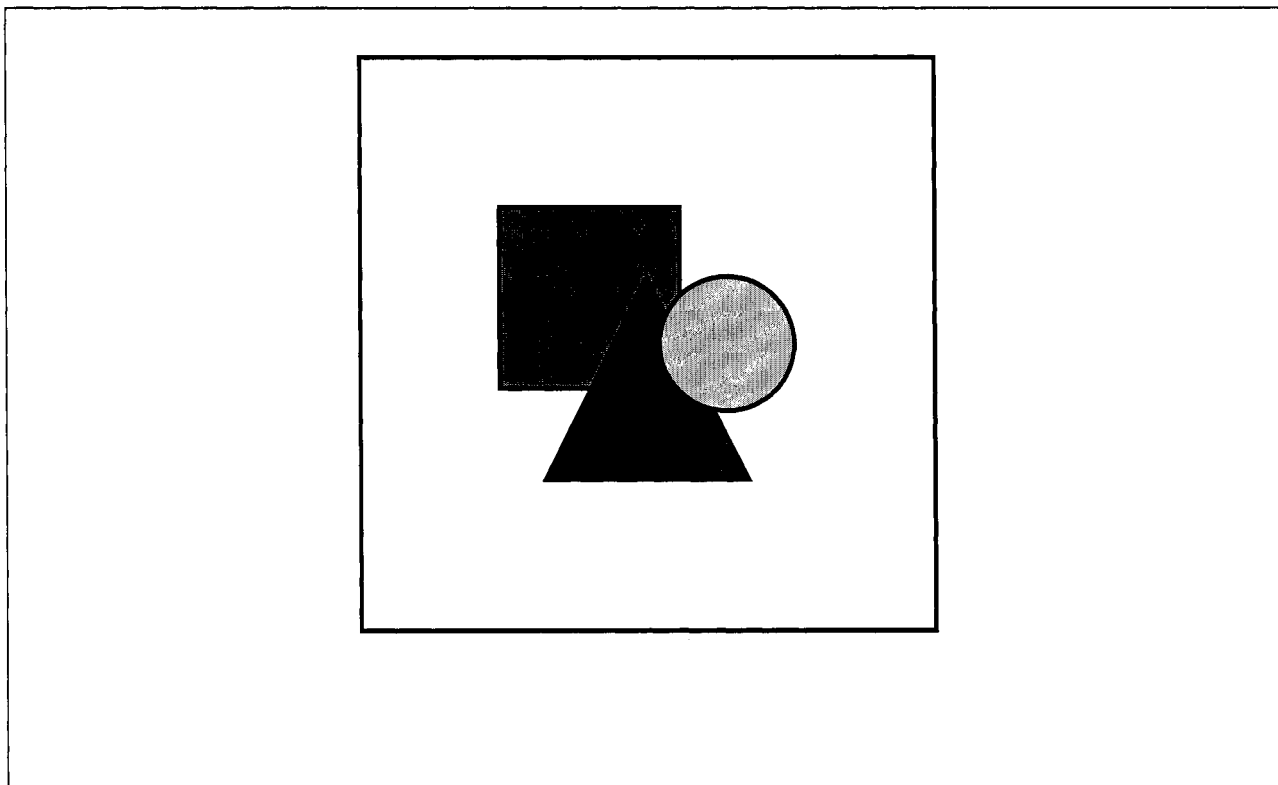
1. The proposal is contrary to North West Edinburgh Local Plan Policy E5, in respect of Design, as the proposal will completely alter the existing shape and appearance of the roof of the dwelling house, will unbalance the form of the semi-detached building, and would dominate the original form and appearance of the house.
2. The proposal is contrary to Non Statutory Guidelines in respect of House Extensions and Alterations, as the dormer projection on the front elevation at 2.2 metres in width (or 37% of the average roof length). Although no unduly excessive, in itself, taken together with the roof alteration the resulting projection would be detrimental to the character of the building and the prevailing street scene.

Application Type Full Planning Application

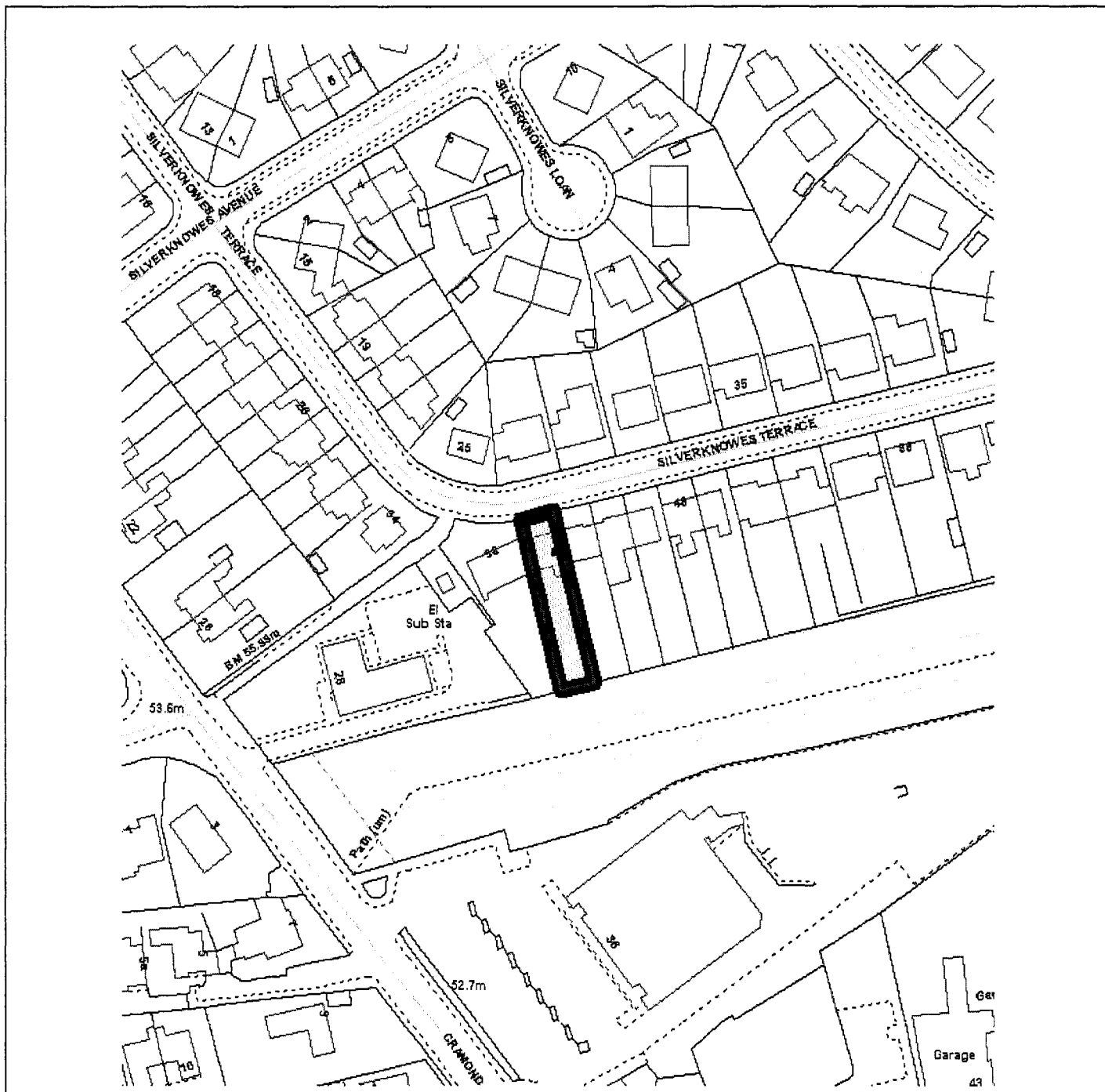
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Location Plan



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			