

Full Planning Application 04/03487/FUL

at

24 Argyle Crescent

Edinburgh

EH15 2QD

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/03487/FUL, submitted by Mr + Mrs Robertson.
The application is for: **Formation of three velux windows to front of property and dormer window and velux to the rear. Formation of timber and glass conservatory and metal stairs to rear**

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 end of terrace property. It is constructed of stone with a slate roof and an existing single storey outshoot to the rear in a grey dash render. The rear garden leads down to a common unmade access (St Mary's Place Lane) and is adjoined to the east by the rear garden areas of semi-detached properties fronting onto St Mary's Place. The property is the end of a block of three houses and the adjoining and adjacent properties are of similar scale and materials.

The property is within the Portobello Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the erection of a conservatory extension on the rear elevation 3.4 metres by 1.8 metres with a mono pitch roof to a height of 4.5 metres located entirely between the existing rear projections of the property and its neighbour. The scheme also includes for a steel landing and stairs down into the garden below.

There is also a proposal to alter the existing stairs and rooms within the roof space. Those alterations include the provision of three 'conservation type' roof lights within the front roof slope and the replacement of two existing roof lights with a single dormer window and a new 'conservation type' roof light in the rear roof slope.

The dormer projection is 3.4 metres wide, 2.2 metres high and projecting 3.4 metres from the roof plane. It is located 400 mm down from the ridge, 600 mm up from the eaves and 1.8 and 2.2 metres from the gable and common boundary respectively.

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 scale and design of the proposal is appropriate to preserve or enhance the character and appearance of the conservation area; (b) the proposal will adversely affect the character of the existing building or the surrounding area; and (c) there will be any loss of residential amenity as a result of the proposals.

Portobello Conservation Area Character Statement

Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two storey Regency 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 the 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 some 179 listed buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place.

a) The proposals are relatively minor alterations to the external fabric of the building and are in the main well contained within the rear elevation of the property. There are a number of existing dormer projections on the roofs of neighbouring properties and this proposal will not introduce a new form of extension within this part of the conservation area.

b) The proposed conservatory constitutes a roof and narrow elevation of glass and painted timber set between two roughcast rendered projections with a steel access stair. The proposal is relatively small and unobtrusive in the rear elevation of the property and would not detract from the present appearance of the property. The proposed dormer is 41% of the average roof width, in excess of the 33% average roof width coverage for a single dormer extension as set out in the Council's Non-Statutory guidance note. However, it has a traditional composition of design and materials, using slate cladding and painted timber windows. Accordingly, the proposals would complement the existing character of the building and the surrounding area.

c) The proposed conservatory is well contained within an existing gap between two, single storey rear projections. Although the proposed stairs and platform, leading from the garden up to the conservatory, will allow for overlooking of neighbouring gardens these have been designed for access purposes only and any potential overlooking would not result in an unacceptable loss of residential amenity to the neighbours.

In conclusion, the proposals are in accordance with the Development Plan, preserve the character and appearance of the conservation area and will not have any adverse implications for the amenity of the applicants or neighbouring residents.

It is recommended that the Committee approves this application.

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
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	6 October 2004
Drawing numbers/ Scheme	01-14 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 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 or sarah.bogunovic@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application

Application Address: 24 Argyle Crescent
Edinburgh
EH15 2QD

Proposal: Formation of three velux windows to front of property and dormer window and velux to the rear. Formation of timber and glass conservatory and metal stairs to rear

Reference No: 04/03487/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised as development within a Conservation Area on 15 October 2004.

One letter of objection was received from the Portobello Amenity Society. Those concerns raised are summarised as follows:

- Principle of roof lights in the front elevation;
- Size of rear dormer;
- Proposed materials.

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

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 '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.

Appendix B



Application Type Full Planning Application

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

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

Appendix C

•EDINBURGH•
THE CITY OF EDINBURGH COUNCIL

Application Type

Full Planning Application

Proposal:

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Location Plan



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