

Full Planning Application 04/04255/FUL

at

**1 Smith's Land
South Queensferry
EH30 9HU**

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

1 Purpose of report

To consider application 04/04255/FUL, submitted by Mr Sprunt. The application is for: **Extend into attic - 3 new roof lights to each side (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 site comprises an upper flat within a 2-storey, 3-bay dwelling house, dating from the early 19th century. The property has had recent renovations. The first floor flat is accessed via an external forestair located on the front elevation.

Nearby ruins of other cottages suggests that perhaps this cottage once formed part of a small courtyard area.

The property is listed Category C(S). It is located within the Queensferry Conservation Area.

Site history

04/04255/LBC - Internal alterations and extend into attic - 3 new rooflights on each side. Under consideration.

Description of the Proposal

This is a revised proposal to install 3 rooflights on the front, (west) and rear, (east) elevation, respectively. The roofing materials are red pantiles. The rooflights will be conservation style with a central glazing bar and will measure 660mm x 1180mm.

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 are 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, or the setting of the listed building;
- b) whether the design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity.

a) The essential character of the Queensferry Conservation Area is described in the Queensferry Conservation Area Appraisal as follows:-

"Strong medieval core forming a linear pattern alongside the Forth with definitive lang-rigg patterns, particularly to the south of the High Street. Strong Scots vernacular character with the use of pantiles and features such as crow steps and harled margins around window openings. Interesting roofscape varied by materials and form. Traditional gabled frontages to harbourside. Narrow winding medieval high Street with closes and wynds branching off. Continuous sea frontage with harbour and pier, giving extensive views in and out of the settlement."

The proposal to install rooflights is a common alteration and there is a precedent on several neighbouring properties, some with pantiled roofs. The proposed rooflights relate well to the existing fenestration and have been revised to conservation style in accordance with policy. They will not have any adverse impact on the character and appearance of the conservation area. The building and its setting will largely be unaffected.

b) The proposals have been amended, revising the specifications for the rooflights to conservation style with a central glazing bar (ACS 3573H - 660mm x 1180mm). The agent has confirmed this by letter dated 27 January 2005.

This design is acceptable given the setting of site.

c) The proposal will not be detrimental to residential amenity.

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

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Diana Garrett - Wed, Thurs + Alternate Tuesdays on 0131 529 3620 (FAX 529 3717)
Ward affected	04 - Queensferry
Local Plan	Queensferry and Finalised Rural West
Statutory Development Plan Provision	Housing
Date registered	22 November 2004
Drawing numbers/ Scheme	1-4,7-9,11-12. Scheme 2

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 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

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Application Address: 1 Smith's Land
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on the 3 December 2004.

One letter of representation was received. Grounds of objection relate to:

- alteration of one of the last intact pantile roofs in South Queensferry
- proposals will alter charm and beauty of this individual building

Other issues relate to the ownership of the roof and attic space and are non material

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

The site is allocated as Housing in the Queensferry Local Plan and in the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Policy QU259 seeks to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy QU262 seeks to ensure that the alteration or extension of a building within a conservation area must be carried out in a manner sympathetic to the character of the existing building and its setting. New development is required to conform to high standards of design and respect the scale and character of its surroundings.

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E38 supports the preparation of conservation character appraisal statements for all conservation areas to assist in the on-going management of conservation areas.

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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.

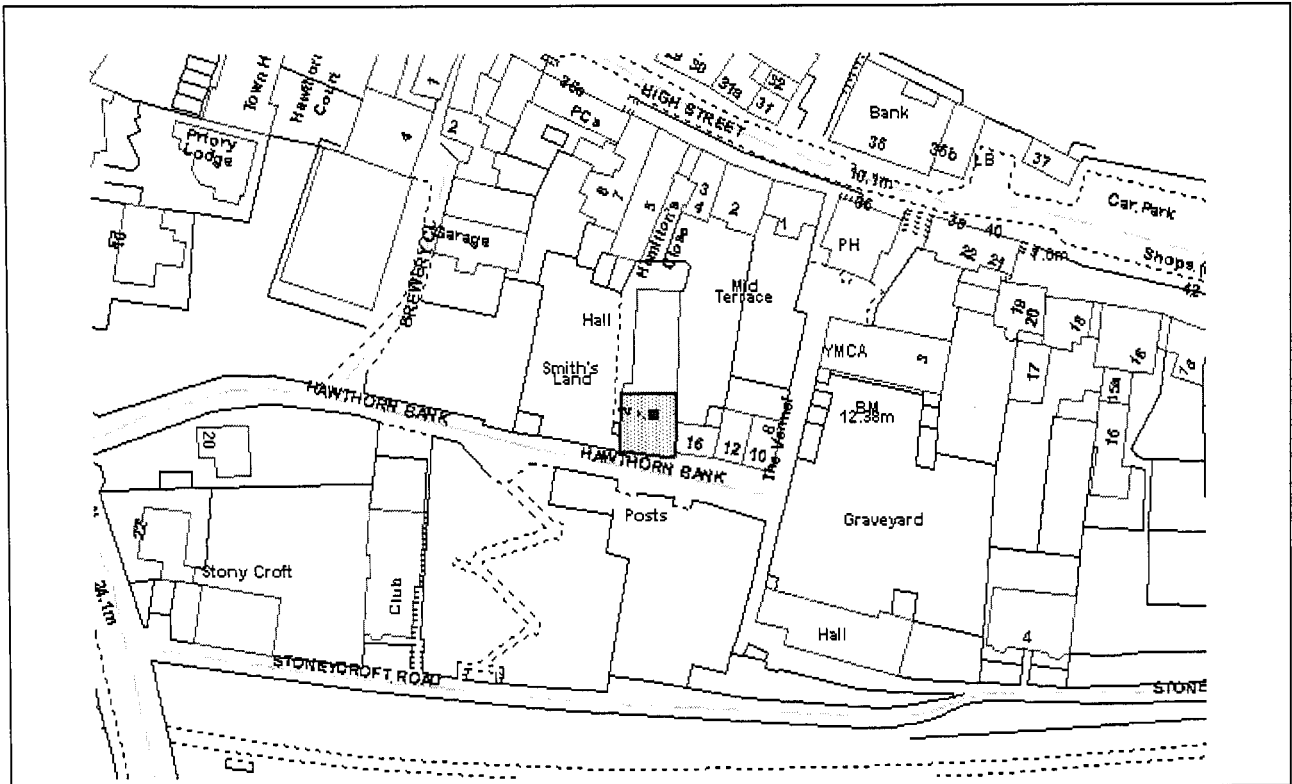
End

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Location Plan



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