

Full Planning Application
at
31 Adelphi Place
Edinburgh
EH15 1BE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Replacement lean to conservatory with mahogany UPVC conservatory
Applicant: Mr + Mrs Forrest
Reference No: 04/01365/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The application site comprises a stone built cottage on the end of a row of similar properties on the south side of Adelphi Place. The property has a dormer and a small, aluminium frame, lean-to conservatory on the rear elevation and an attached garage on the side elevation. The garden is 8.0m deep at its widest point but, because of the corner location, this narrows where it meets the mutual boundary on the west side. The Frigate Burn runs along the east boundary with other cottages beyond that. There is a 2.0m high fence along the east boundary and a 1.5m fence adjacent to the Burn.

The surrounding properties are mainly cottages. Some have original timber sash and case windows but many have upvc and aluminium replacements. The application premises has original windows to the front and modern replacements to the rear.

The site lies within Portobello Conservation Area.

Site history

1985 : Consent granted for side garage extension.

Development

This application is to replace the existing aluminium conservatory with a mahogany coloured upvc one. The proposed footprint is marginally bigger than the existing but remains 1.0m from the mutual boundary. It also extends up to the eaves of the cottage rather than below the fanlight of the door as existing. A small area of timber decking, less than 0.5m from ground level is also proposed to the side of the conservatory.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 4 June 2004. No representations have been received.

Policy

The application site lies within a Housing and Compatible Uses policy area and Conservation Area in the adopted North East Edinburgh Local Plan.

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.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- do the proposals preserve the listed building or its setting or any features of special or historic interest?; (there being a strong presumption against granting permission if they do not);
- 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 will be detrimental to residential amenity
- b) The proposals will be detrimental to the character and appearance of the conservation area.

a) In terms of the impact on residential amenity there will be no overshadowing and the closest boundary is adequately screened. The other neighbouring properties are across the Burn and at least one has a similar extension. Although the proposal does not comply with the size requirements in the House Extensions guidelines, there is very little difference between the proposed and existing situation and several properties in the area have similar extensions, all of which restrict the limited garden sizes. In this context the proposal is acceptable. The ground level timber decking does not raise any privacy issues. The proposals are in keeping with the character of the house and area and will not be detrimental to residential amenity.

b) Portobello Conservation Area Character Appraisal

Portobello retains its character of a small village/town. It has a town centre with character amenities such as the Town Hall and Police Station, an exceptional high quality residential hinterland and a long sea-front promenade. The Figgate Burn contributes to the townscape pattern of the area with layers and spacing of development from different eras allowing a significant degree of permeability. Thomas Tough, a local pottery owner, built housing in the Adelphi Place area around 1850-1860 to house his workers.

The development is not visible from any public street or path. Policy normally requires conservatories in conservation areas to have a timber finish. In this case the existing rear windows are upvc and the existing conservatory is aluminium. The mahogany finish, although it is upvc, will actually represent a visual improvement for the rear elevation. Upvc finishes were approved recently for a conservatory and extension at 25 Adelphi Place. In these circumstances the breach in policy is acceptable. The proposals will not be detrimental to the character and appearance of the conservation area.

It is recommended that the Committee approves this application, subject to the conditions stated.



Alan Henderson
Head of Planning and Strategy

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Ward affected 39 -Portobello

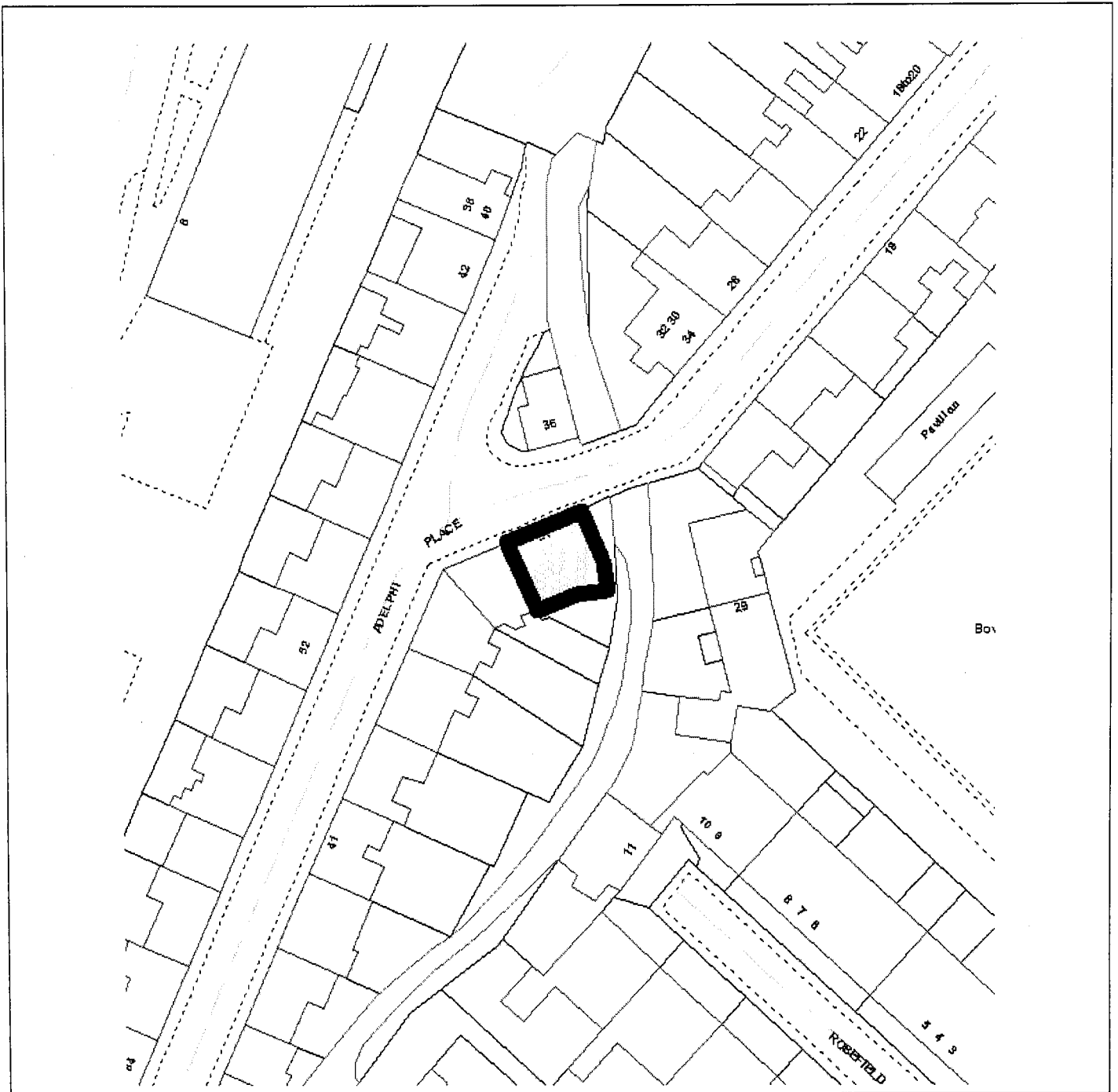
Local Plan North East

**Statutory Development
Plan Provision** Housing and Compatible Uses

File AF

Date registered 11 May 2004

**Drawing numbers/
Scheme** 01-06
Scheme 1



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PLANNING APPLICATION

Address	31 Adelphi Place, Edinburgh, EH15 1BE,
Proposal	Replacement lean to conservatory with mahogany UPVC conservatory

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