

Full Planning Application
at
12 Craighall Terrace
Edinburgh
EH6 4RF

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations and extensions
Applicant: L Dunbar + D Westwood.
Reference No: 04/02658/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.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

2 Main report

Site description

The existing property forms a central unit in a late Victorian terrace in the recently extended section of the Victoria Park Conservation Area.

The rear of the property (where the extension is to be made) backs onto the gardens of a line of linked semi-detached Victorian houses on Craighall Gardens.

Site history

There is no relevant planning history for this site.

Development

The application proposes a glazed rear extension with metal gull-wing roof, rising to 3.8m over ground level.

It has a very modern design, and is executed in large glazed panels set within an aluminium screen. A wall cladding system is used on the sides where the extension rises over flanking boundary walls.

A new living area of around 25sqm is created.

Consultations

No consultations undertaken.

Representations

The application was advertised on 6th August 2004.

One representation was received from a neighbour.

This objected on grounds of inappropriate form, design, materials excessive height, and the proposed flue.

Policy

The property lies in an area of Housing and Compatible Uses as shown in the North East Edinburgh Local Plan.

The Victoria Park Conservation Area now includes the Craighall area, and an Article 4 Direction was promoted in the area earlier this year.

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.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

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.

3 Conclusions 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 comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

Conservation Area Character Statement

Victoria Park Conservation Area centres around the public park of that name. It is dominated by late Georgian and Victorian stone-built villas, encircling the park, and later stone terraces to the east. The latter comprise the Dudley estate, and are typified by flat roofs with ornamental cast iron cresting along the front wallhead. There is much consistency in these terraces. Victoria Park itself is dominated by Trinity Academy and Victoria Park House, both on its northern edge, and by a great number of mature trees around the park, and in a dense group to the north-east.

ASSESSMENT

In order for the Committee to determine this application the Committee should consider a) the effect of the scale, form and design on the character and appearance of the conservation area b) the effect on neighbouring amenity

a) The extension is wholly to the rear, and is not visible from any public street and is of a quality modern design which complements the building.

It has no adverse effect on the character or appearance of the conservation area from any public viewpoint.

b) The proposal faces down its own garden and no privacy issues arise.

The enclosed extension is 4 metres deep in line with adopted guidelines, but the overhanging roof, which rises, extends a further metre. Effects on daylight are limited and Skylight Factor in the flanking properties remains at acceptable levels: to the east the proposal adjoins an existing outbuilding and there is no effect to daylight in policy terms; to the west there is some effect on daylight to the nearest window, but this represents less than a 5% change to daylight (as would be expected where it would usually not require consent) and Skylight Factor remains well above minimum levels in the neighbouring (which allows Skylight Factor to drop to 27 out of 40).

In terms of scale, the proposal is within permitted development limits, albeit these do not apply in this conservation area.

Issues relating to use of wood-burning stoves and flue locations are not planning considerations (were the flue to become a more substantial feature this may become a planning issue).

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


Alan Henderson
Head of Planning and Strategy

Contact/tel Stephen Dickson on 0131 529 3901 (FAX 529 3706)

Ward affected 11 -Trinity

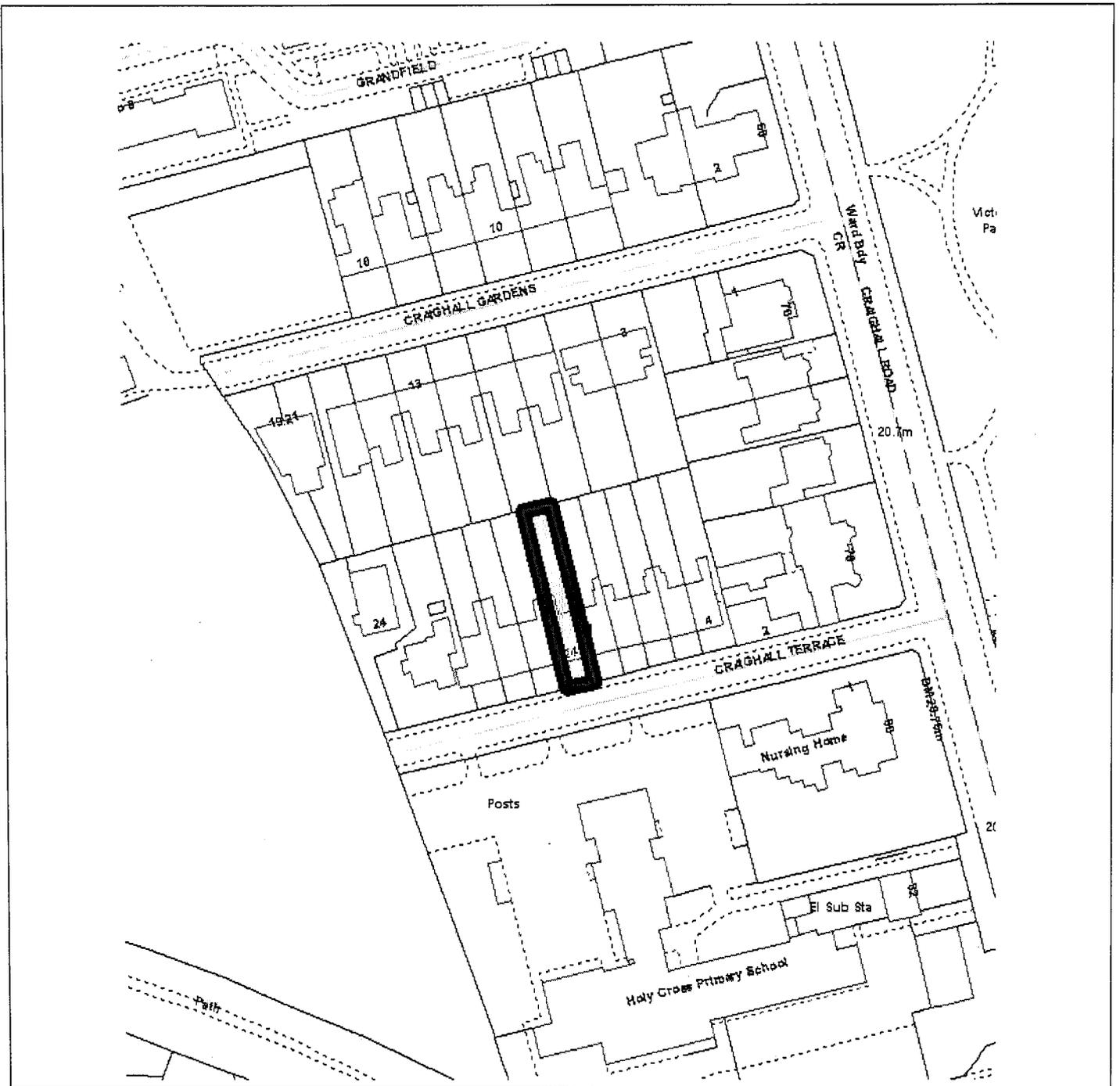
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses/Victoria Park Conservation Area

File AF

Date registered 27 July 2004

**Drawing numbers/
Scheme** 1-3
Scheme 1



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	12 Craighall Terrace, Edinburgh, EH6 4RF		
Proposal	Alterations and extensions		
Application number:	04/02658/FUL	WARD	11- Trinity
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			