

Full Planning Application
at
11 Pentland Avenue
Edinburgh
EH13 0HZ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alter house incorporating front dormer, rear dormer with terrace, and small side entrance porch
Applicant: Mr + Mrs Pearson
Reference No: 04/01780/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

This is a 1930s detached bungalow within a residential area on the south side of Pentland Avenue.

The property is within Colinton Conservation Area and is identified as being within the 'Villa Zone' of the Colinton Conservation Area Character Appraisal.

Site history

There is no relevant planning history for this site.

Development

Scheme 2

This is a revised proposal to alter the house, incorporating a front and rear dormer with terrace and small side entrance porch. The front dormer is 3.2m wide, set back 1.5m from the eaves and 1.8m from the ridge. The rear dormer is 3.9m wide, 2.1m from the eaves and 1.8m from the ridge. The entrance porch is on the east gable and 6 sq m in area, glazed with a pitched roof.

Materials:

Outside walls: Stone/glass
Roof: Tiles to match existing

Scheme 1

The width of the rear dormer was 5.3m.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 28th of May 2004.

Two letters of representation have been received to Scheme 1. Main issues raised:-

- overlooking of neighbouring property;
- the proposed dormer to the rear will dominate the roof.

Policy

South West Edinburgh Local Plan

The application site is within Mainly Residential Area where the existing residential character and amenities are to be protected. The property is within Colinton Conservation Area.

Draft West Edinburgh Local Plan

The application site is in the Urban Area and within Colinton Conservation Area.

Relevant Policies:

South West Edinburgh Local Plan

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

Draft West Edinburgh Local Plan

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

Non Statutory guidelines

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

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 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?

To address the determining issues the Committee needs to consider whether:-

- a) the scale and design of the proposals are acceptable;
- b) there would be any adverse impact on the amenity of neighbouring residents;
- c) there would be any adverse impact on the character or appearance of the conservation area

a) The proposed rear dormer was reduced in width from 5.3m to 3.9m, which is 39% of the average roof width. The dormer is located at a sufficient distance from the roof ridge, eaves and hips and will not dominate the form of the existing roof. The front dormer is acceptable in scale and design. The porch proposed on the east elevation is similar to one on the west elevation and is modest in scale. The materials proposed match the existing. The proposals are considered to be subservient to the existing house and will not have an adverse impact on the character or appearance of the house.

It complies with the key elements outlined in the Conservation Area Character Appraisal.

b) The rear dormer and terrace is greater than 9m from neighbouring boundaries and complies with the Council's guidelines on privacy distances. The side porch is adequately screened to the neighbour at number 7. The proposal is acceptable in terms of privacy and there is no overshadowing of neighbouring property. There will be no adverse impact on the residential amenity of neighbours.

c) The proposals are minor in scale and complement the design and character of the house. The proposals are acceptable and will not have an adverse impact on the character or appearance of the villa zone within the conservation area.

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


Alan Henderson
Head of Planning and Strategy

Contact/tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 43 -Colinton

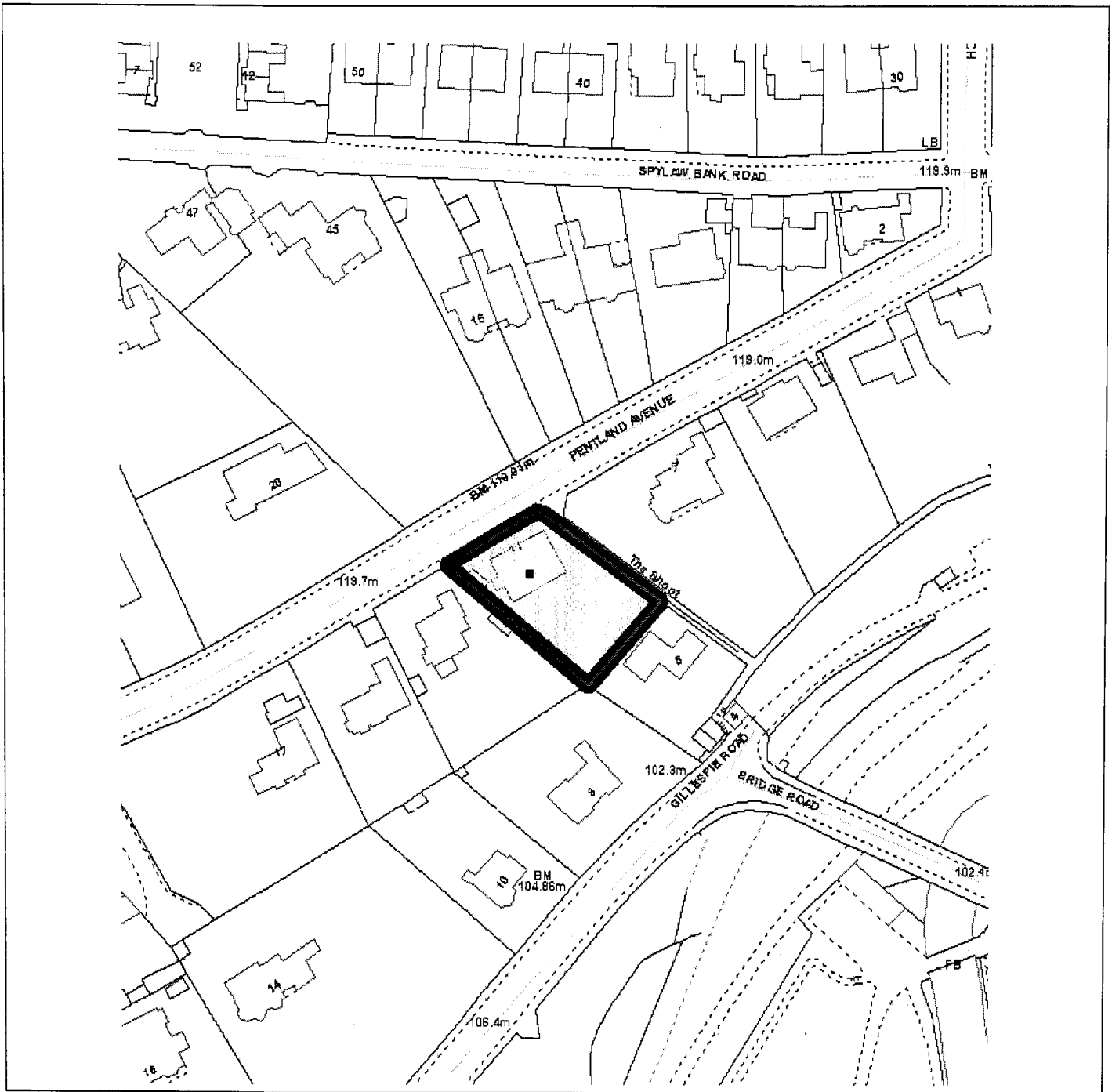
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 14 May 2004

**Drawing numbers/
Scheme** 05-07
Scheme 2



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PLANNING APPLICATION

Address	11 Pentland Avenue, Edinburgh, EH13 0HZ,		
Proposal	Alter house incorporating front dormer, rear dormer with terrace, and small side entrance porch		
Application number:	04/01780/FUL	WARD	43- Colinton

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