

**Full Planning Application
at
29B Shandon Crescent
Edinburgh
EH11 1QF**

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

Proposal: Form new french doors to attic bedroom and new balcony to bay window roof
Applicant: P MacKillop.
Reference No: 04/03549/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 property is a terraced house which has been subdivided into two flats. The application relates to the upper flat. There are no properties to the north as the southern Glasgow railway line runs along this side of the road. To the south is the end of Shandon Terrace and a disused railway

line. Surrounding properties are residential. The property is in the Shandon Conservation Area.

Site history

24th July 2002 - Planning permission granted for formation of french windows to the rear (02/01346/FUL).

16th August 2004 - Planning Permission refused for the formation of new french doors to attic bedroom and new balcony to bay window roof.

Development

The proposal is for the formation of timber french windows to the attic bedroom and to form a new balcony within the existing bay window roof. The size of the existing dormer will remain the same. The french doors will be enclosed by a new 400mm high metal balustrade concealed behind the existing roof.

Consultations

No Consultations received.

Representations

Neighbour Notification was carried out on 28 September 2004 and the application was advertised on 8th October 2004. Three letters of objection have been received.

The main points raised are as follows:-

Appearance

Impact on the built environment

Impact on the Conservation Area.

Policy

CENTRAL EDINBURGH LOCAL PLAN - The site is identified within an area of Housing and Compatible uses. The property lies within the Shandon Conservation Area.

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other

traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

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

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

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 of this is not the case;
- do the proposals comply with the development plan?
- if the proposals do not comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether a) the proposal preserves the character and appearance of the property and conservation area and b) there will be an adverse impact upon neighbouring residential amenity.

a) The conservation area's character is summarised in the local plan as follows; 'A residential area, developed in the 1880s and characterised by stone terraces. Shaftesbury Park, a co-operative Building Company project, features a two storey flatted development laid out in a succession of parallel terraces. Unsympathetic alterations threaten the character and architectural integrity of the development'.

The alterations are to an existing dormer on the property. The properties along Shandon Crescent are characterised by the original dormers and none have been altered to date. The proposal is for the formation of new timber french doors. The cill of the existing window will be lowered and the french doors will be installed within the increased opening. The doors have been designed to replicate the style of the existing windows. The previous application was for the formation of a balcony and a new metal balustrade which projected above the height of the roof. The

revised application pulls the balustrade back and down from the roof to ensure it will not be visible from street level. The formation of the french doors will not have a significant impact on the appearance of the building or streetscape or have an adverse effect on the character and appearance of the conservation area.

b) The proposal relates to the front of the property, a public elevation and does not overlook any private amenity space. There is no access proposed to the balcony. No privacy issues arise from this proposal and residential amenity will be preserved.

It is recommended that Committee approves the application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

Ward affected 29 -Shandon

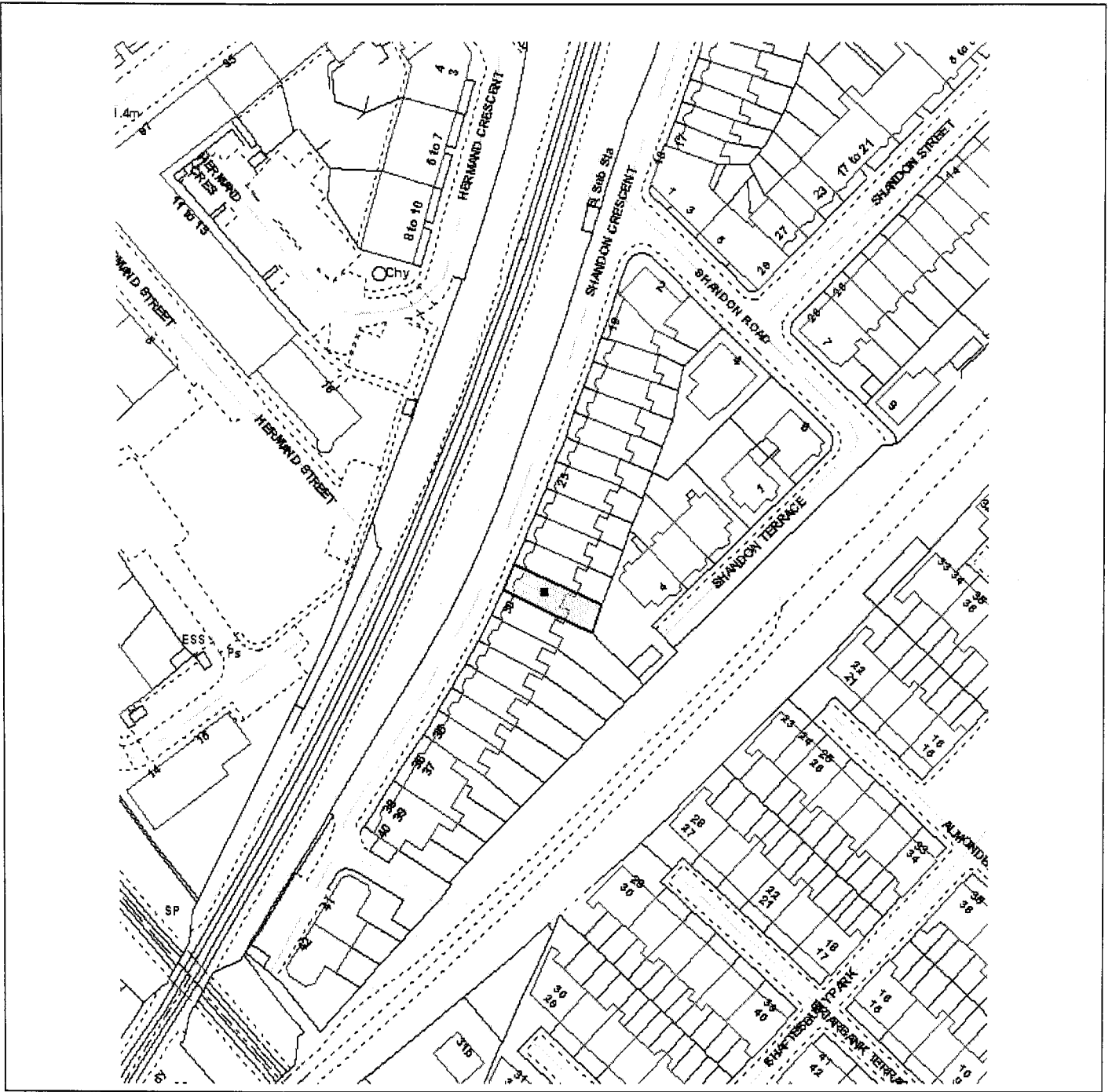
Local Plan Central Edinburgh Local Plan

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

File

Date registered 22 September 2004

**Drawing numbers/
Scheme** 01-07
Scheme 1



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PLANNING APPLICATION

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Application number:	04/03549/FUL	WARD	29- Shandon

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