

**Planning Permission 10/03099/FUL
at
5 Saxe-Coburg Place
Edinburgh
EH3 5BR**

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

26 January 2011

Previous Committee

This application was previously considered by Committee on **12.01.2011**

Outcome of previous Committee

Site visit - This application was continued by the Committee for a site visit. This site visit has now taken place and the application is returning to Committee for a decision.

1 Purpose of report

To consider application 10/03099/FUL, submitted by Mr + Mrs Farmer. The application is for: **Alterations and extension to existing house (as amended).**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

This application relates to a Georgian townhouse which is category A listed (ref.29769 listed on 14.12.1970). It was designed as the central pavilion to a terrace, but the design was never completed at its west end. Most of the terrace has small outhouses built in the garden.

This property is located within the New Town Conservation Area.

Site History

4.8.2004 - listed building consent granted for an opening on ground floor wall between kitchen and diningroom (04/02153/LBC).

There is a parallel application for listed building consent (10/03099/LBC), which also covers internal works.

Pre-Application Process

There is no pre-application process history

Description of the Proposal

This amended application proposes removal of a small rear outbuilding at garden level and replacement with a larger extension.

The proposed extension is single storey. It is 3.5m in width and 4.4m in length, an increase of around 10sqm over the existing footprint. It is a modern design incorporating a single mono-pitched roof. The materials are stone and glass with zinc clad roof. A section of the existing boundary wall is to be increased in height.

Originally, the extension was to be zinc clad with interlocking monopitch roofs. It was 3.5m in width and 5.5m in length.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

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 scale, form and design of the proposal preserves the character and appearance of the conservation area;
- b) the extension causes no loss of daylight or privacy to neighbouring residents.

a) The proposed extension is larger in scale than the existing outhouse. However, it is still a relatively small scale extension which is subservient to the building as a whole.

The proposed extension is approximately 15.5sqm in footprint. This is only 7% of the garden ground and therefore complies with policy guidelines to ensure extensions do not occupy more than one third of the garden. The house will retain adequate garden ground for amenity purposes.

The extension is not visible from public view and its impact on the character and appearance of the conservation area is limited.

The design is modern in its approach but utilises traditional building materials. It complements the existing building whilst adding a good quality and well-designed extension.

There is no presumption against the extension of a category A listed building. The listed building issues are largely considered within the parallel application for listed building consent.

b) The height of the proposed extension is the same height as the existing outhouse. A section of the boundary wall will be increased in height where the new extension is longer than the outhouse. The total new-build stone wall on the mutual boundary is less than 1.5sqm. The resultant overshadowing is minimal and lies within acceptable parameters.

There are no privacy issues.

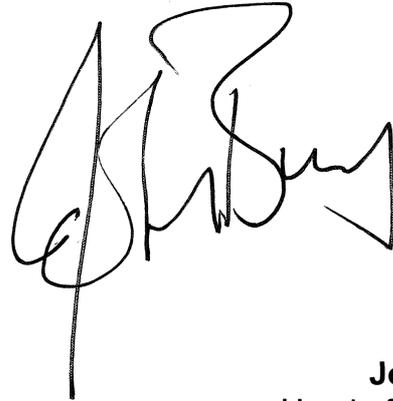
The proposals have no adverse impact on the character and appearance of the conservation area; the design and materials are appropriate; and there is no adverse impact on amenity.

There are no other material considerations which outweigh this conclusion.

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

REASON FOR DECISION

The proposals comply with the development plan and non-statutory guidelines and maintain the character of the conservation area and have no adverse effect upon neighbouring amenity.



John Bury
Head of Planning

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A05 – Inverleith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	New Town Conservation Area
Date registered	1 November 2010
Drawing numbers/ Scheme	1,2a,3a (electronic) 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,
Anna Grant on 529 3521. Email: anna.grant@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 Gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk.

Application Type Planning Permission
Application Address: 5 Saxe-Coburg Place
Edinburgh
EH3 5BR

Proposal: Alterations and extension to existing house (as amended)
Reference No: 10/03099/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

We have considered your consultation and comment as follows:

No. 5 Saxe Coburg Place was designed in 1821 by James Milne, the author of The Elements of Architecture, and the designer of several streets in Stockbridge, including St Bernard's Crescent, Danube Street and Carlton Street. Adam Ogilvie Turnbull (d.1835) took over the development in 1828, his bankruptcy in 1834 leaving it unfinished.

The list description notes that the rear elevation of Saxe Coburg Place remains remarkably unchanged with very few additions. The first O.S. map (c1850) shows that No.5 and its neighbours had small outshoots, with No.5, likely the one that still remains. It is possible such additions have been minor to retain open views from the rear rooms.

The application aims to remove the rear outshoot and replace it with a new zinc and glazed extension. The new addition occupies over half the rear elevation and extends far beyond the existing provision. Although we consider there is scope for an extension, and have no concerns with the contemporary form, we consider that it is slightly too large for the building, and would benefit from being scaled back slightly.

Internally we welcome the removal of the kitchen from the rear principal ground floor room. In the basement the plan form is being altered by the removal of original walling, including the spine wall. We would prefer if portions were retained to indicate the plan form at this level.

Notwithstanding our comments above, we confirm that your Council should proceed to determine the application without further reference to us.

Representations

The application was advertised on 5th November 2010.

11 letters of objection were received from the neighbouring residents (one neighbour submitted two letters) on the following grounds:

- a) the principle of altering a category A listed building (addressed in section a) of the Assessment)
- b) the use of modern materials (addressed in section a) of the Assessment).
- c) loss of daylight to neighbouring property (addressed in section b) of the Assessment).
- d) loss of garden area (addressed in section a) of the Assessment).

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 property lies in the Urban Area of the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 6 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' 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.

Other Relevant policy guidance

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix B



Application Type Planning Permission
Application Address: 5 Saxe-Coburg Place
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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**.

Conditions

1. 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 before work is commenced on site;
Note: samples of the materials may be required.

Reasons

1. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

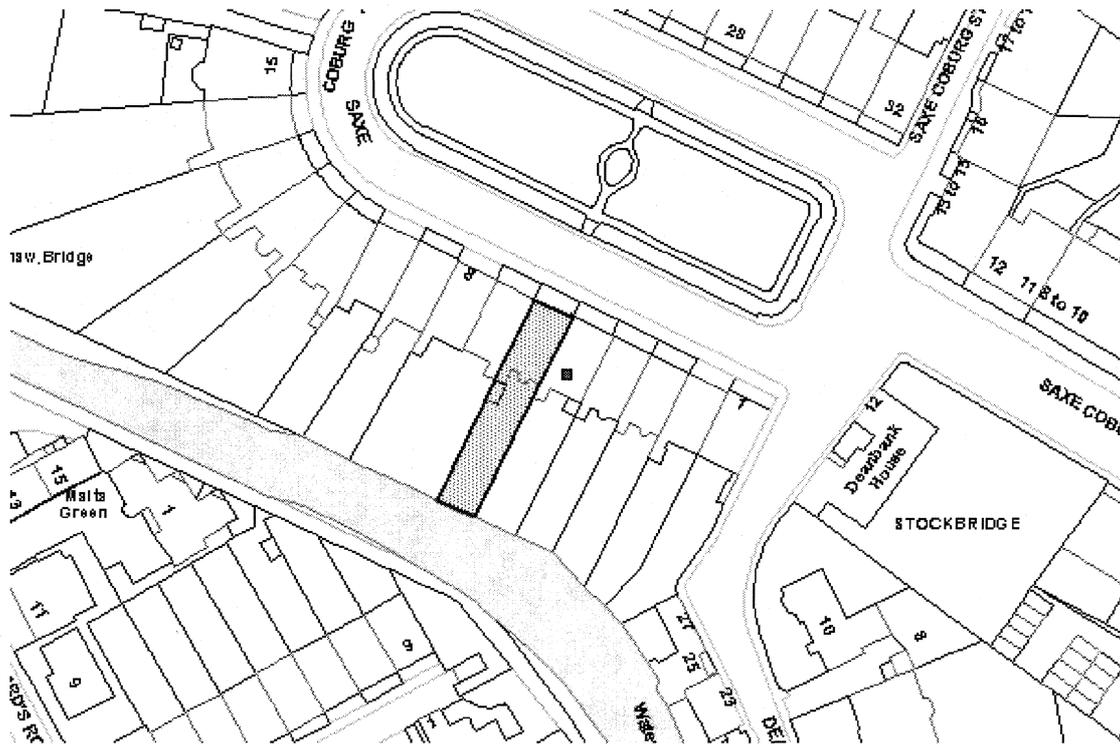
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Appendix C

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Location Plan

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