

Full Planning Application
at
19 Blackford Road
Edinburgh
EH9 2DT

Development Quality Sub-Committee
of the Planning Committee

Proposal: House alterations and windows
Applicant: Mr Milligan
Reference No: 03/02389/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. The framework of the velux windows hereby approved shall match that of the existing velux windows on this dwelling house, to the satisfaction of the Head of Planning.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character and appearance of the conservation area.

2 Main report

Site description

The application site is an existing one and a half storey dwelling house on the south side of Blackford Road. The property was formerly ancillary to the main dwelling house which occupied the site at no. 19. The existing dwelling house has a steeply pitched slate roof and the walls on the front elevation are mainly timber clad.

The application site is located within the Grange Conservation Area.

Site history

Planning consent granted in 1985 for erection of garage/studio block (to be ancillary to main dwelling house at no. 19).

Application for certificate of Lawful use in respect of alleged use of basement studio as separate dwelling house refused in 1995.

A further application for certificate of lawful use in respect of above use, was granted in 1996, following the submission of further evidence, in this respect. This certificate related to the use of the lower part of the building only. The upper floor was to remain in use as a garage/ studio, ancillary to the main dwelling house at no.19.

Planning Committee agreed to initiate enforcement proceedings in January 1998, to require the cessation of the unauthorised use of the upper part of the garage/ studio block as a separate dwelling. The committee agreed to suspend such proceedings until the planning application submitted at that time, had been determined.

Planning consent granted 12 August 1998 to alter, extend and regularise (in retrospect) the use of this entire building as a dwelling house (ref; 3440/97).

Development

The application relates to the installation of two additional velux windows on the front roof plane and one additional velux window on the rear roof plane. The two additional windows on the front roof plane are to be positioned at a higher level than the one existing velux on this roof plane. The additional velux on the rear roof plane is to be installed next to one of the five existing veluxes on this plane. No details have been submitted in respect of the materials . It is assumed, however, that the window frames are to match the colour and appearance of the existing frames which are timber on the inside and brown coated aluminium on the exterior.

The application also relates to the partial infilling of one of the ground floor windows on the front elevation, with timber cladding to match the existing.

The current plans (scheme 2) represent a slight revision to the plans, as originally submitted. The original plans were not fully coloured and did not show the alteration to the ground floor window on the front elevation. The changes to the elevations, which are not yet fully implemented, in respect of the conversion of this property to a single dwelling house (approved in 1997) are also shown on the submitted plans. These do not, however, form part of the current application. The amended plans clarify the position in relation to the proposed works, which were initially the source of some confusion amongst neighbouring representatives.

SUPPORTING STATEMENT

The applicant has submitted a statement in support of his application, a copy of which is available for viewing in the party group rooms.

Consultations

No consultations undertaken.

Representations

The application was advertised on 18/7/03 and 2 letters of objection were received. One of these letters is from a neighbouring resident and the other is from the Architectural Heritage Society of Scotland. The grounds of objection are that the proposed velux windows would be detrimental to the character of the conservation area, in terms of their design and positioning.

Letters of comment have also been submitted by the Grange Association and a further neighbouring resident. Concerns are raised in these letters about the lack of detail shown on the submitted plans and in the description of development.

Policy

The application site is situated within an area of Housing and Compatible Uses, as designated in the Central Edinburgh Local Plan.

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.

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

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

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.

ASSESSMENT

To address these determining issues, the Committee needs to consider whether :

- a) The proposals detract from the character or appearance of the conservation area.
- b) The proposals are detrimental to residential amenity.

a) Grange Conservation Area -

The character of the conservation area is summarised in the local plan as follows;- *A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The rear elevation of this property is relatively secluded and the additional velux proposed on this roof plane would have a minimal impact on the character and appearance of the conservation area.

The proposed alterations to the window, on the front elevation, are of a minor nature and would not be visible from the street, as the entire ground floor frontage of this dwelling is screened by the high stone boundary wall.

The additional veluxes to be installed on the front facing roof plane, are at a higher level than the existing velux on this elevation and will be clearly visible from the street frontage. The proposed veluxes would result in the presence of a total of three veluxes in addition to the existing , traditional style dormer on this roof plane. The existing building is however, of a relatively modern design with a steeply pitched roof, occupying a large proportion of this frontage. It is considered that the siting and design of the proposed veluxes would be compatible with the character and appearance of the existing dwelling. Whilst conservation style, flush fitting, roof lights, are normally considered appropriate for such conservation area locations, the modern style, velux windows are considered more suitable, in this instance, as they are compatible with both the design of the existing dwelling and the appearance of the existing velux windows.

It is thus considered that the proposals would not detract from the character and appearance of the conservation area.

b) The proposed velux windows would not result in the overlooking of any neighbouring properties and are not detrimental to residential amenity.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Carla Parkes on 0131 529 3925 (FAX 529 3717)

Ward affected 47 -Marchmont

Local Plan Central Edinburgh

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

File Af

Date registered 7 July 2003

**Drawing numbers/
Scheme** 02.
Scheme 2



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number LA 09027L The City of Edinburgh Council 1998.

PLANNING APPLICATION

Address	19 Blackford Road, Edinburgh, EH9 2DT		
Proposal	House alterations and windows		
Application number:	03/02389/FUL	WARD	47- Marchmont

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