

**Full Planning Application
at
8 Jessfield Terrace
Edinburgh
EH6 4JP**

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

Proposal: New conservatory (as amended)
Applicant: Mr + Mrs Dinwoodie
Reference No: 03/01768/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 located within a terrace of stone-built Edwardian cottages with front bays and original projecting dormers above. The terrace has a mansard, slate roof with additional dormers at the rear. The houses are also provided with original, white-painted, flat-roofed rear outshots.

The 18-metre deep back garden is enclosed by a 1.5-metre high stone wall and shrubs.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

It is proposed to erect a fully glazed conservatory infilling the space between flat-roofed rear outshots on the applicant and neighbour's property. The extension will be timber-framed and have a peaked, gabled roof

Scheme 2

Minor modifications have been made to provide a hipped-roof profile.

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 12 May 2003 and the proposal was advertised (conservation area) on 13 June 2003.

One neighbour has objected on the grounds that the proposal detracts from the character of the building, will introduce disturbance into the back part of the terrace and will give rise to construction difficulties.

Policy

The site is in an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. Residential character and amenities are to be maintained.

The site is also within the Newhaven Conservation Area - summary Character Statement:

Newhaven's original village plan survives, centred on the main street, with remnants of the fishing cottages and 'Old Town'. The harbour with lighthouse and listed fishmarket are separated from the old village core by the busy Pier Place. To the south of the village the 'New Town' is characterised by stone villas set in large gardens, with stone boundary walls. The Conservation Area also includes several streets of traditional Victorian tenements.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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.

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

Non-statutory guidelines on 'CONSERVATORIES' supplement local plan policies on building alterations, conservation and design, providing guidance on the design and location of conservatories.

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 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 the determining issues, the Committee needs to consider a) whether the proposal will adversely affect the character and appearance of the conservation area and b) whether residential amenities are safeguarded.

a) The proposal is an infill development in a very unobtrusive location. The scale, form and detailing of the development will not have any impact on the character and appearance of the conservation area.

b) The proposed extension, enclosed between existing side walls, will not give rise to overshadowing.

The extension faces the deep and mature garden of the house and will not give rise to privacy problems. Neighbours may be able to look down into the conservatory, but this will not detract from their privacy.

Potential construction nuisance is not a planning issue.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Ian Smith on 0131 529 3555 (FAX 529 3706)

Ward affected 12 -Newhaven

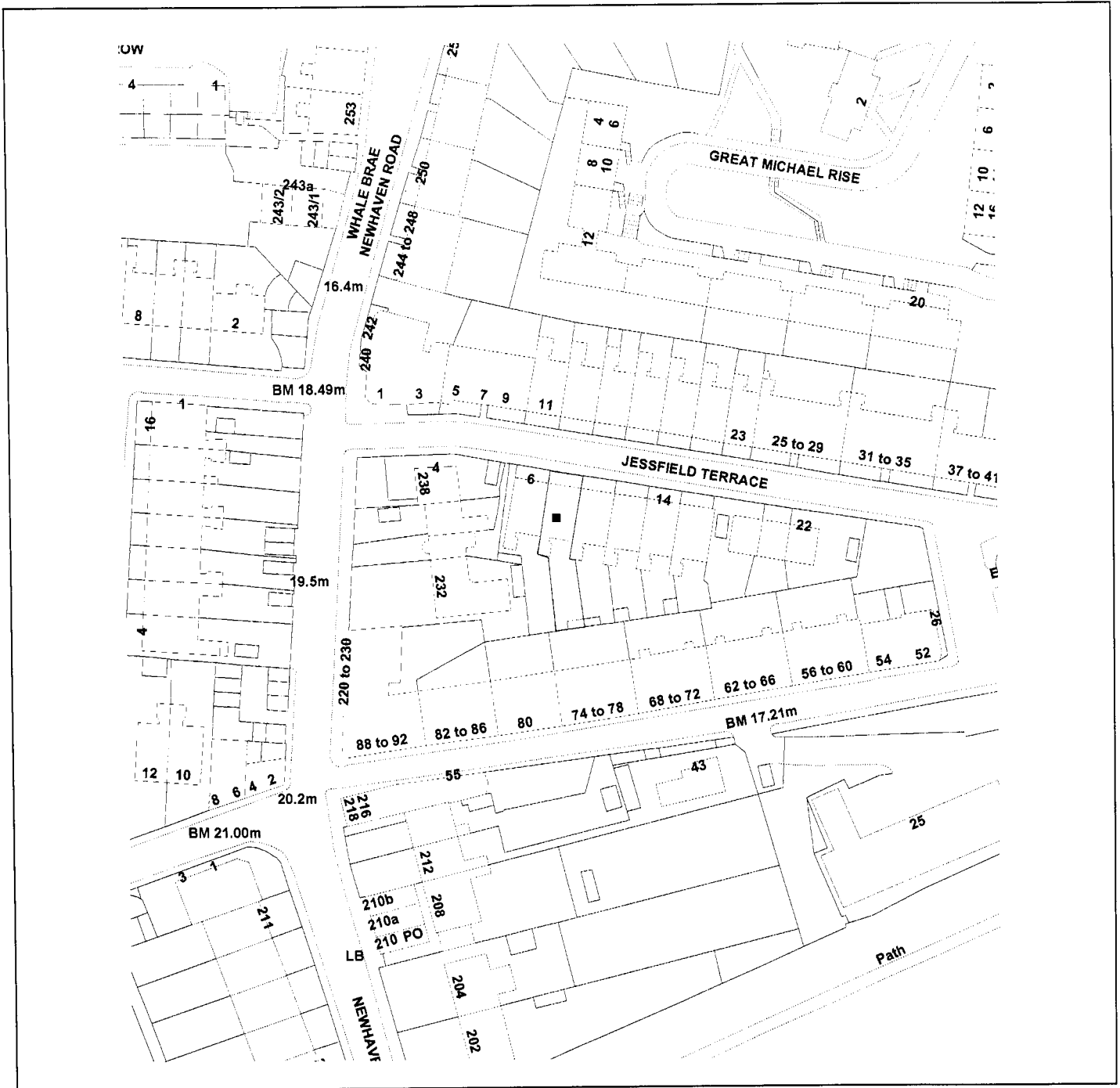
Local Plan North East Edinburgh

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

File

Date registered 3 June 2003

**Drawing numbers/
Scheme** 03-05
Scheme 2



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PLANNING APPLICATION

Address	8 Jessfield Terrace		
Proposal	New conservatory (as amended)		
Application number:	03/01768/FUL	WARD	12- Newhaven
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			