

**Full Planning Application
at
23 Colinton Road
Edinburgh
EH10 5DR**

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

Proposal: Create access from ground floor kitchen over basement kitchen roof, form walkway to garden and erect stone boundary wall

Applicant: Drs A J Clark + M C Bourne

Reference No: 03/01075/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 proposed French doors shall be single glazed.

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 of the conservation area.
3. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

2 Main report

Site description

The application property is a townhouse within a two storey Baronial style terrace by David MacGibbon, dating from 1864. The building is category B listed (North Morningside/Grange Ward) and situated within the Merchiston and Greenhill Conservation Area.

Site history

January 2003 - consent granted for change of use from guesthouse and alterations to form residences at 21-23B Colinton Road (02/04066/FUL).

Related Planning History

July 1995 - consent granted to extend existing extension at 21 Colinton Road (A 00533 95).

Development

The application is for the formation of a rear access from ground level to the garden involving the following external alterations:

- replace the existing kitchen window with timber framed astragaled French doors;
- erect a platform over the existing rendered basement extension with a linking stair to the garden;
- erect a one metre high metal balustrade to enclose the platform;
- erect a two metre high stone wall to form a garden to the rear of the platform.

The proposed internal alterations form part of the associated application for listed building consent, which was approved under delegated powers on 29 July 2003.

Consultations

No consultations undertaken.

Representations

The application was advertised on 23 May 2003. One letter of representation was received from a neighbour objecting to the proposals on the grounds of loss of privacy and daylight.

Policy

The site is located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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.

Non-statutory guidelines 'ACCESS STAIRS ON LISTED BUILDINGS' set criteria for the location and design of such structures.

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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 proposals have an adverse impact on the character or appearance of the conservation area;
- b) whether the proposals adversely affect the listed building or its setting;
- c) whether the proposals are detrimental to residential amenity.

a) The character of the Merchiston and Greenhill Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Dominated by Victorian villas set in extensive gardens, this conservation area consists of the three former estates of Greenhill, East Morningside and Merchiston, which were developed from 1840. The area contains many listed building as well as the notable grouping of churches at Holy Corner. 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 existing arrangement to the rear along the terrace is haphazard with basement and ground floor outshoots, therefore the proposed formation of a new access to the garden over the roof of the rendered basement extension will not adversely affect any established character and is acceptable in principle. The associated physical alterations to the original rear elevation are minimal, involving the erection of a small platform and installation of timber framed French doors which reflect the original fenestration pattern. The proposed plain style metal balustrade is appropriate in this context. The reinstatement of a stone boundary wall between the two properties is a conservation gain.

b) The proposed alterations are sensitively designed in traditional materials and will therefore have no adverse effect on the setting of the listed building.

c) There are no daylighting concerns as the enclosure around the new walkway has been amended to a metal balustrade to allow light through. While the development does not comply with the non-statutory guidelines on privacy, the kitchen window of the neighbour's extension which was approved in 1995 directly overlooks the roof of the basement outshoot, which is currently used as a seating area. In this case the neighbouring development has prejudiced development on this site, therefore a departure from the normal privacy requirements is justified in order to provide additional garden space. Also, the concealment of the felt roof of the existing outshoot will improve the appearance of the rear elevation.

The proposals comply with the development plan and non-statutory policies except as noted above, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity.

There are no other material planning considerations which outweigh this conclusion.

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 Clare MacDonald on 0131 529 3510

Ward affected 46 - North Morningside/Grange

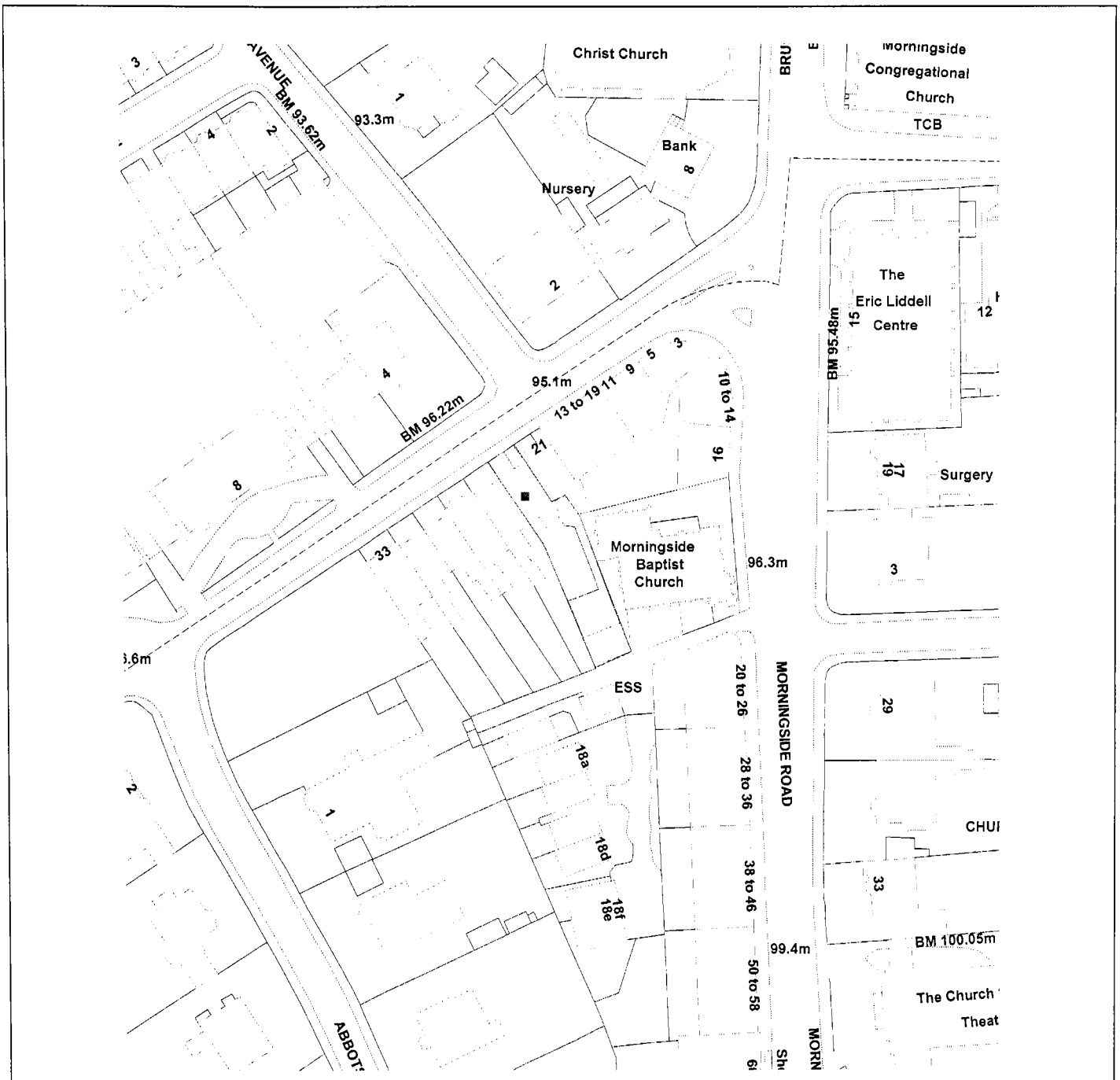
Local Plan Central Edinburgh

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

File AF

Date registered 6 May 2003

**Drawing numbers/
Scheme** 05 + 08-11
Scheme 2



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PLANNING APPLICATION

Address	23 Colinton Road, Edinburgh, EH10 5DR		
Proposal	Create access from ground floor kitchen over basement kitchen roof, form walkway to garden and erect stone boundary wall		
Application number:	03/01075/FUL	WARD	46- North Morningside/Grange

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