

**Full Planning Application**  
**at**  
**7 Whitehouse Terrace**  
**Edinburgh**  
**EH9 2EU**

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

**Proposal:** Erect orangery/garden room extension and garage/studio flat to replace existing garage  
**Applicant:** Mr Afshar  
**Reference No:** 03/01507/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 residential accommodation resulting from the works hereby approved shall remain ancillary to the main dwelling.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the development does not result in infrastructure capacities being exceeded.
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 sandstone constructed, two-storey, near rectangular-plan villa with an Italianate entrance tower and service wing, dating from circa 1862. The building, which is set in extensive mature grounds bounded by high stone walls, is category B listed (North Morningside/GrangeWard) and situated within the Grange Conservation Area.

### **Site history**

August 2002 - consent granted to erect a contemporary style, single storey extension to the west of the existing house and a new garage to replace the existing garage in the north east corner (02/02449/FUL and 02/02449/LBC).

### **Development**

The application is for the erection of a traditional style, garden room extension to the west of the existing house, measuring approximately 90 square metres floor area and constructed in squared and snecked sandstone with timber framed, astragaled windows and glazed and slated piended roofs.

A new triple garage/studio flat is to be erected in the north east corner of the site, comprising a coach house style, two storey, rectangular plan, rubble sandstone constructed block with slated wallhead dormers and vertically slatted timber doors. The footprint is approximately 100 square metres.

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 23 May 2003. Two letters of representation were received.

The Cockburn Association objects to the proposed "orangery" on the grounds that it is an over elaborate pastiche building without flair, which does not relate to the principal house in terms of roof form and astragal pattern. The Association also objects to the proposed garage building on the grounds of scale and detailing.

The Grange Association requests that careful consideration be given to ensuring the survival of the mature tree that is in close proximity to the proposed garage.

## 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 on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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 Grange Conservation Area is described in the Central Edinburgh 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."

Sandstone and timber constructed garden rooms and conservatories are characteristic features of the Victorian villas within the Grange Conservation Area. The proposed extension is indeed a pastiche of the original architecture, but one of the highest quality in terms of design, detailing and materials. The south/entrance elevation reflects the principal elevation of the original villa with its Italianate entrance tower with arch headed windows and one-over-one sash and case windows. The north elevation incorporates astragals in its mullioned windows to reflect the six-over-six fenestration pattern on the side and rear elevations of the listed house. The proposed shallow hipped roofs also echo those of the existing architecture and the sandstone walls will be constructed to match the original stonework.

The scale of the proposed garden room extension is acceptable in principle, as the structure will be sufficiently subservient to the main villa and will not occupy a significant area of garden ground. The existing garage is of no special historic or architectural merit.

The studio flat within the proposed garage block will form ancillary accommodation to the main house therefore there are no use issues to consider. The new structure will be discreetly located in the north east corner of the site behind the existing 2.6 metre high boundary wall and will be inconspicuous from public views due to the high stone wall along the front boundary and narrow access gates. The traditional stable block style and construction materials are consistent with original outbuildings in the conservation area.

While the erection of the garage block will affect the roots of the adjacent ash tree, this tree already has a wound and needs to be removed. Its loss will not be perceptible within the mature garden grounds and sufficient tree cover will remain to make the new structure relatively unobtrusive.

b) The proposed structures will have no adverse impact on the setting of the listed building due to their discreet locations, appropriate scales, sympathetic architectural styles and matching construction materials.

c) There are no daylighting, overshadowing or privacy concerns. The studio flat has no windows on its north and east elevations, which adjoin neighbouring properties and any potential overshadowing to the garden of no. 8 Whitehouse Terrace is negated by the existing coach house in this garden. The gable end facing no. 29 Blackford Road will not result in significant loss of daylight to its extensive grounds.

The proposals comply with the development plan and non-statutory policies, 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

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Clare Macdonald on 0131 529 3510

**Ward affected** 46 - North Morningside/Grange

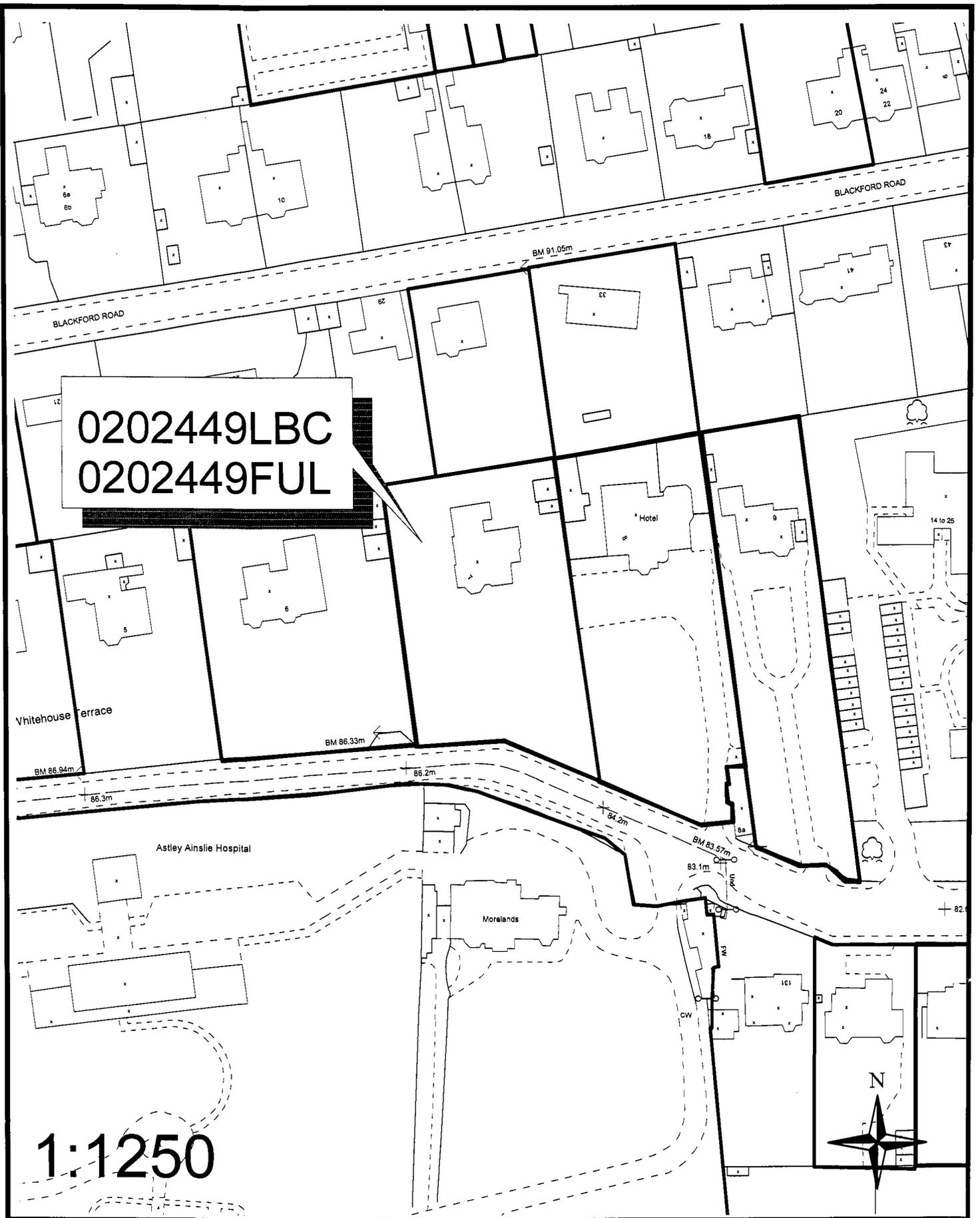
**Local Plan** Central Edinburgh

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

**File** AF

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**Drawing numbers/  
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Scheme 1



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# PLANNING APPLICATION

The City Development Department - Planning