

**Planning Permission 11/01333/FUL
at
7 - 9 Chamberlain Road
Edinburgh
EH10 4DJ**

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

1 Purpose of report

To consider application 11/01333/FUL, submitted by Elder Homes Ltd. The application is for: **Single storey rear extension with hipped roof and infilling of recess at first floor level to rear.**

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

2 The Site and the Proposal

Site description

The application site comprises an existing nursing home and associated grounds. The property consists of two original detached traditional stone villas, which are now linked by a mansard roofed extension between the properties, located on the north side of Chamberlain Road. The rear elevation is render with stone quoins.

The property has a loose chipped and paved front courtyard providing parking spaces for five cars and an area to store refuse bins. The loose chipped area extends around the rear of the property.

The site has a separate access and exit point and is bounded by a low stone wall, railings and hedge to the front of the site.

The site is located within a predominantly residential area consisting of substantial traditional villa properties though there are flatted tenement properties to the north of the site.

This property is located within the Merchiston and Greenhill Conservation Area.

Site History

20 June 2008 - Planning permission for landscaping and alteration works (08/02245/FUL) - granted.

27 April 2006 - Planning permission for conservatory lounge as extension to nursery home (06/00988/FUL) - granted

Pre-Application Process

Pre application advice was given in the form of an e-mail in October 2010.

Description Of The Proposal

The proposal is for a single storey rear extension to the existing nursing home. The extension will be located on the eastern boundary and measures 13 metres by 4.8 metres and 4.3 metres in height. Two bay windows are proposed each with french doors leading out into the rear courtyard area.

The extension will provide two additional en-suite bedrooms for the nursing home. The proposal also involves infilling the recessed area at the first floor level to bring it in line with the rear building line of the existing building. This will extend the existing bedroom area.

The proposed materials are natural stone to the north and east where the extension extends above the boundary wall, rendered brickwork for the front elevation walls which face the rear courtyard, timber windows and doors and slate and felt for the roof.

Additional areas of green landscaping have been introduced to the rear courtyard along with the addition of two new trees to be planted along the north boundary of the site.

The applicant has submitted a supporting statement for the proposal. This is available to view on the Planning and Building Standards Portal.

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 and design of the proposal including any impact on the trees will preserve or enhance the character and appearance of the conservation area; and

b) The proposal impacts on neighbouring residential amenity.

a) The Merchiston and Greenhill Character Appraisal identifies the following essential characteristics which are relevant to this proposal;

- *Solidity, robustness, spaciousness, intimacy and impressive visual variety presented by the formal and informal layout of blocks of villas, terraces, and other groups of buildings.*
- *Sensitive changes of density and building types, and a consistent domestic grain scale and building mass.*
- *The variety of architectural styles that contribute to the overall character.*
- *Private open space as the setting to buildings and as rear garden areas is essential in maintaining the character of the area.*
- *Tree and woodland cover that creates setting for built development is within private gardens. Important to retain and consider a programme for replacing trees.*

The proposed extension is to be located to the rear of the existing premises and has been designed to be subservient to the main building as well as respecting the traditional character of the area. The height of the building is single storey to ensure there is a minimum projection above the height of the stone boundary wall. This projection will be approximately 400mm and will be finished in natural stone to ensure compatibility with the wall and enhance neighbours' views. The infilling of the first floor section will now bring this recessed area in line with the rear building line resulting in a more uniformed look to the rear of the building improving its overall appearance. As these proposals are to the rear of the building and will not be visible from a public viewpoint, there will be no adverse impact on the appearance of the conservation area.

In terms of the character of the conservation area, rear extensions are a common feature and the character appraisal stresses the visual variety of the area. In this case, the extension is a modest addition in materials compatible with the character of the conservation area.

The rear of the nursing home is predominantly hardstanding with small areas of planting. The area of the proposed extension is approximately 67 square metres which represents around 16% of the rear courtyard area. This is a minimal intrusion into the nursing homes amenity area. The site as a whole retains a percentage of 42.8 % building to 57.2% open space which is a minor exception to the Council's Non statutory Guideline on Development in Villa Areas.

The proposal will result in the loss of two trees located on the northern boundary. These specimens are one holly and one sycamore. It has been identified that the holly is a mature specimen which is in good health. However, the tree has been allowed to establish itself adjacent to the boundary wall where it is causing some distress to this wall. The sycamore has had ground works around it resulting in a change in levels of approximately 750mm leaving it in an isolated position. The level changes have damaged the rooting zone of this tree resulting in a decline in its health. These trees provide little in the way of a visual quality to the streetscape given there are only very limited views from the surrounding area and they do not contribute positively to the character or appearance of the conservation area. The applicant has identified new areas of tree planting within the site along with additional green garden area. An area of patio still has to be retained for the purposes of safe accessibility for the elderly.

The scale and design of the proposal is considered to be in keeping with the character and appearance of the conservation area and the loss of the trees is acceptable.

b) The proposal does not result in the loss of daylight or sunlight to the neighbouring properties and complies with the criteria set out in the non statutory guidelines on Daylighting, Sunlight and Privacy.

The windows are located more than 12.5 metres from the boundary as required by the non statutory guideline on 'Villa Areas'. No privacy issues arise from the proposal.

In conclusion, the proposals comply with the development plan and largely comply with the non statutory guidelines. The proposals will not have an adverse impact on the character and appearance of the conservation area, or on residential amenity. There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application.

REASON FOR DECISION

The proposed development complies with the development plan and relevant non-statutory guidelines. The proposal will not have an adverse impact on the character of the Merchiston and Greenhill Conservation Area or on neighbouring residential amenity.

John Bury
Head of Planning

Contact/tel	Lynsey Townsend on 0131 529 3905
Ward affected	A10 - Meadows/Morningside
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	21 April 2011
Drawing numbers/ Scheme	01,02a,03a,04,05a,06,07 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, Paul Devaney on 0131 529 3519.
Email: paul.devaney@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Application Type Planning Permission
Application Address: 7 - 9 Chamberlain Road
Edinburgh
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Reference No: 11/01333/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

The application was advertised on the 6 May 2011. A total of 22 letters of objection have been received, all objecting. 18 of these are from local residents, 1 is from the community Council and 3 are from Councillors.

The main grounds of objection are as follows:-

- Loss of the trees; taken account of in assessment (a)
- Inappropriate use of materials, taken account of in assessment (a)
- Detrimental impact on the character and appearance of the conservation area, taken account of in assessment (a)
- Reduction in green space, taken account of in assessment (a)
- Impact on privacy and amenity of neighbours, taken account of in assessment (b)

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

Edinburgh City Local Plan - Urban Area

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

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Non-statutory guidelines on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

The Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area

Appendix B



Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

Reasons

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.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

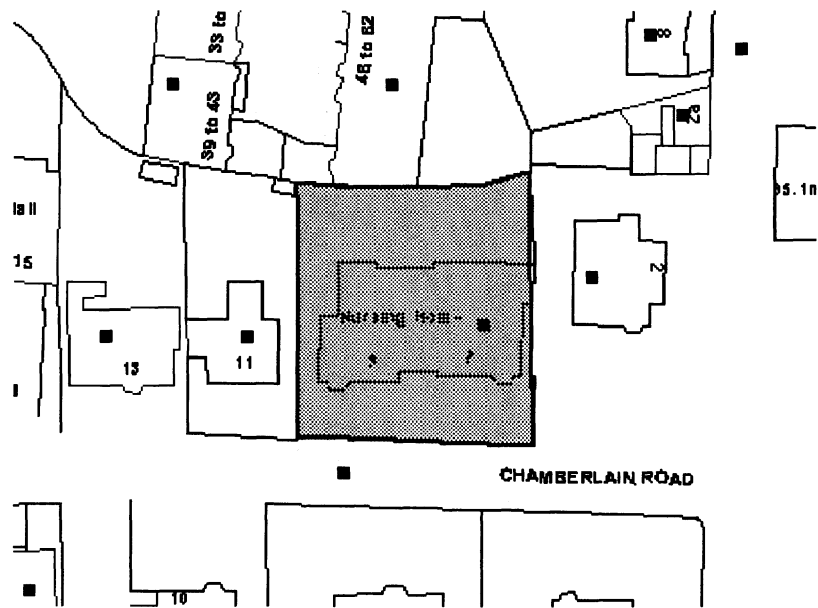
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Appendix C

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Location Plan

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