

**Planning Permission 11/03308/FUL
at
4 Saxe-Coburg Place
Edinburgh
EH3 5BR**

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

1 Purpose of report

To consider application 11/03308/FUL, submitted by Mr & Mrs C Macquaker. The application is for: **Removal of offshoot extension to rear, erection of single storey extension to rear, (as amended).**

It is recommended that this application be **GRANTED** by Committee.

2 The Site and the Proposal

Site description

The application property forms part of an uncompleted U-plan terrace of 2- and 3-storey, 3-bay, townhouses around a central communal garden. The application property is a full townhouse. The building is category A listed and was listed on 14.12.1970 (LB Ref: 29763).

This property is located within the New Town Conservation Area.

Site History

27 January 2011 - planning permission approved for alterations and extension to existing house (as amended) (application number 09/01000/FUL).

15 March 2011 - listed building consent approved for alterations and extension to existing house (as amended) (application number 10/03099/LBC).

25 August 2011 - planning permission refused for a single storey garden room extension to the rear of the property along with the erection of photovoltaic solar panels on pitched roof of the property (Application number 11/02075/FUL).

9 January 2011 - listed building consent application (Ref: 11/03310/LBC) for the removal of the offshoot extension to the rear and the erection of single storey extension to rear is pending determination. Recommended for approval.

Pre-Application Process

No pre-application process history.

Description Of The Proposal

This amended application proposes the removal of an existing outshot and toilet block to the rear of the building and the erection of a single storey extension, as well as internal alterations.

The proposed extension would be about double the width of the existing outhouse. The proposal is approximately 1.5m longer than the existing outhouse and would extend across 50% of the rear width of the building. The form and design are overtly modern utilising traditional materials such as stone and copper with a modern sedum roof. An existing window on the rear elevation would be removed and replaced with a new door opening whilst an existing door opening into the outshot would be built up and a new window installed. The doors and window would be constructed of timber.

The extension has been relocated to the opposite side of the rear elevation as part of the amended scheme. The dormers proposed as part of the original scheme to the front roof slope of the building have been deleted.

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 preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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 these determining issues, the Committee needs to consider whether:

- a) the scale, form and design of the proposal preserves the character and appearance of the conservation area; and
- b) the extension causes no loss of daylight or privacy to neighbouring residents.

a) The New Town Conservation Area Character Appraisal states that *The New Town Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are generally three or four storey and basement, with some four or five storey corner and central pavilions.*

The proposed extension is larger in scale than the existing outhouse but, combined with the removal of the two storey toilet block, would represent a similar intervention in terms of size. The toilet block, though perhaps an early addition to the building, is not a coherent feature of the terrace and its removal would have no adverse impact on the character or appearance of the conservation area or be to the detriment of the listed building. The proposed extension is relatively small in scale and is subservient to the building as a whole not dominating by virtue of size, scale, massing or design. The house will retain adequate garden ground for amenity purposes with the extension not occupying more than one third of the garden area.

The extension is not easily visible from public view and therefore has no adverse impact on the appearance of the conservation area.

The design is modern in its approach but utilises traditional building materials. It complements the existing building whilst adding a good quality and well-designed extension. Extensions are common additions in the New Town Conservation Area and are compatible with its character.

There is no presumption against the extension of a category A listed building. The listed building issues are considered within the parallel application for listed building consent.

b) The height of the proposed extension is the same as that of the existing outhouse. A section of the boundary wall will be increased in height where the new extension is longer than the outhouse. The total new-build stone wall on the mutual boundary is less than 1.5sqm. The resultant overshadowing is minimal and lies within acceptable parameters.

There are no privacy issues.

In conclusion, the proposals comply with the Development Plan and non-statutory guidance. They have no adverse impact on the character and appearance of the conservation area; the design and materials are appropriate; and there is no adverse impact on amenity.

There are no other material considerations which outweigh this conclusion.

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

REASON FOR DECISION

The application complies with the Development Plan and Edinburgh Planning Guidelines. The proposal would have no adverse impact on the character or appearance of the conservation area nor be to the detriment of neighbouring residential amenity.

Contact/tel	Euan Mcmeeken on 0131 529 3989
Ward affected	A05 – Inverleith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	14 October 2011
Drawing numbers/ Scheme	1A and 2 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Jenny Bruce, 0131 529 3510, jenny.bruce@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: 4 Saxe-Coburg Place
Edinburgh
EH3 5BR

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Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No. 4 Saxe Coburg Place was designed by James Milne in 1821 and built in the years immediately following. Unlike some of the properties in the street it retains its original roofscape with slated 'hidden' roof to the front and a full storey to the rear.

We would strongly advise that the twin dormer windows to the front elevation are deleted from the proposals. The current front roofslope is an important part of the original design intent of the early nineteenth century building and should be retained. Although there are additions on other buildings in the terrace the majority predate listing. The replacement of the current rooflights by 'conservation' rooflights would be welcomed.

The small offshoot and central extensions to the rear appear on the first O.S. map (1852) and are likely original or an early alteration. However, they are not a coherent addition to the terrace as a whole and we do not consider their removal and the proposed extension would adversely affect the character of the building.

Notwithstanding our comments above, we confirm that your Council should proceed to determine the application without further reference to us.

Representations

Scheme 1 was advertised on 28 October 2011. 8 letters of objection were received.

The material points of objection concern:

a. Conservation and Design issues, taken account of in assessment a

- Extension out of scale with existing buildings

- Garden room unattractive and disproportionately large
 - Materials unacceptable
 - Extension too long and too high.
- b. Residential amenity issues, taken account of in assessment b
- Significant loss of light and view for neighbouring properties.

The amended scheme was re-advertised on 12 January 2012. 6 further letters were received, reiterating the above objections.

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

The application property is located within the Urban Area in the adopted Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations, including alarm boxes and access stairs on listed buildings.

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

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

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 by Committee, subject to the conditions, reasons and informatives stated below.

Infomatives

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.

End

Appendix C



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Location Plan

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