

**Planning Permission 12/02603/FUL
at
10 Greenhill Gardens
Edinburgh
EH10 4BW**

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

1 Purpose of report

To consider application 12/02603/FUL, submitted by Whitechester.. The application is for: **Proposed two-storey extension to side and single-storey extension to rear and existing porches removed (as amended).**

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

2 The Site and the Proposal

Site description

The property is a Victorian villa from the mid-19th century in an established suburban area. It was listed category B on 12 December 1974 (Ref.30514) along with a group of other villas in the area.

It generally has a T-plan, with the dominant section running east to west with a shallow gable facing to both street and garden. The smaller south wing is set back from both front and rear elevation and is subservient in scale and design. The building is detailed with overhanging eaves and bargeboards.

The villa has a single storey garage built between its north gable and the side boundary dating from the mid 20th century.

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

Site History

There is no relevant planning history for this site.

Pre-Application Process

The application was discussed at pre-application stage.

Description Of The Proposal

The application proposes demolition of the non-original garage and construction of a two storey element in its place, wholly stone-built, and roofed in slate, with detailing echoing the main house. The scheme was amended to push the frontage of the new-build back by 1m to lessen its visual impact. The rear building line of this taller element follows the existing rear line of the building.

The scheme also includes a single storey extension to the rear in ashlar stone with a flat roof with central cupola detail. This mainly sits across the rear of the new-build element, but also overlaps onto the existing house by around 1.5m. An adjacent ground floor window is also converted into French doors.

Two non-original porches are removed (from both front and rear doors).

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 consent.

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 consent. 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 proposal preserves or enhances the character and appearance of the conservation area or the setting of neighbouring listed buildings;
- b) the proposed scale, design and materials are acceptable ;
- c) the proposal is detrimental to the amenity of neighbours; and
- d) the proposal retains sufficient amenity for occupiers of the development.

a) Merchiston Greenhill Conservation Area Character Appraisal

"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 buildings 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 area as a whole has a mix of spatial patterns and built forms ranging from two storey houses to tall tenements. Most are stone built with slate roofs. This street is wholly residential and consists of large villas on generously sized plots. The south end of the road divides to split the carriageway around a central landscape area. The existing street is dominated by two storey stone-built villas, mainly detached but with some semi-detached examples. All are set back from the front boundary by around 10m, some with features (porches etc) pushing 1 or 2m forward. A very high proportion have single storey elements flanking the main building. Some also have two storey extensions or side wings. Where the latter exist, if standing on or close to the boundary (as five do), these elements are subservient to the main building.

The proposed extension sits back from the main frontage by 1m, obscuring it in views as seen from either end of the street, and reducing its impact to a cone of view centred opposite the site. The mass and profile of the new extension remains subservient to the main building. The building already extends to the north boundary but at present is only single storey in scale. Whilst there is some effect on the spatial character of the area, which is typified by gaps between buildings, the "gap" does not currently exist at ground floor and at first floor a gap still remains between the first floor section of the gable and that of the neighbouring house. The design and materials are derivative of the main house and remain in character with both the original house and the conservation area.

Whilst an objector refers to a similar application dismissed at appeal (09/01745/FUL) this differs in several respects, largely in its side wing failing to be subservient to the main building. There are sufficient two storey side wings or extensions on or within 1m of the boundary, which establish that this

is an acceptable existing form in the street, as long as being subservient to the main building as herein proposed.

The principle of a two-storey element is therefore considered acceptable and in character with the area. The presence of a further single storey element to the rear is typical for the area. The proposed spatial pattern is already represented in the street. The overall built form is considered acceptable.

Two non-original porches are removed (from both front and rear doors) restoring the original appearance and greatly improving character on the original building.

Due to the 1m set back the proposal has little effect on the setting of either the listed building altered or the neighbouring listed building.

b) The design of the two storey element is based on the design of the original house and will blend well with the existing architecture. The window form at first floor is partly based on the main house and partly echoes a window to the south at 18 Greenhill Gardens. Whilst being fully visible from the street, the design of the two storey element is competent and remains in character with the area. This element is acceptable.

To the rear a more contemporary approach is taken, but still utilising very traditional materials, with the resultant design creating its own architectural integrity which does not adversely affect the character of the area. This approach is equally acceptable and does not conflict with the otherwise traditional approach on the larger element.

c) The additional volume of the two storey section sits in a gable-to-gable relationship with the neighbouring house and therefore is not considered to cause any overshadowing in policy terms.

The single storey element (beyond the gable-to gable zone) stands 3m high on the boundary and extends 6m into the garden. Whilst this will appear around 1m high over the mutual boundary wall, the limited overshadowing from this affects solely neighbouring garden ground adjacent to the boundary wall and has no effect on existing neighbouring windows. This is within policy guideline limits and is acceptable.

d) In terms of the Villa Policy the ground floor footprint of the house is extended by 56sqm. This represents roughly one third of the existing footprint. In terms of the site as a whole, building coverage increases from around 13% to 17%, still within policy limits.

The house retains ample garden ground for its own amenity.

In conclusion, the proposals do not harm the character or appearance of the conservation area, they preserve the listed building and its setting, and have no adverse effect on the setting of neighbouring listed buildings. They comply

with the development plan and comply with guidelines in terms of effect on neighbouring amenity.

It is recommended that the Committee approves the application, subject to a condition on samples of materials.

REASON FOR DECISION

The proposal complies with development plan policies and non-statutory guidelines and has no effect on residential amenity in policy terms.

John Bury
Head of Planning & Building Standards

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A10 - Meadows/Morningside
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area/Merchiston Greenhill Conservation Area
Date registered	27 July 2012
Drawing numbers/ Scheme	1-2,3a-6a 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, Anna Grant, 0131 529 3521, anna.grant@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.

Appendix A



Application Type	Planning Permission
Application Address:	10 Greenhill Gardens Edinburgh EH10 4BW
Proposal:	Proposed two-storey extension to side and single-storey extension to rear and existing porches removed (as amended).
Reference No:	12/02603/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 3 August 2012.

Fifteen objections were received including letters from the Cockburn Association and Greenhill and Churchill Amenity Association. Reasons for objection were:

1. Design and form inappropriate/ out of scale with house (addressed in section b) of Assessment).
2. Site overdeveloped (addressed in section d) of the Assessment)
3. Design out of character with the conservation area (addressed in section a) of the Assessment).
4. Loss of spatial pattern on street (addressed in section a) of Assessment).
5. Detrimental to the setting of the listed building and neighbouring listed buildings (addressed in section a) of Assessment).
6. The application bears similarities to a similar application dismissed at appeal (addressed in section a) of Assessment)

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 property lies in the Urban Area and the Merchiston & Greenhill Conservation Area as shown in the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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

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

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

Other Relevant policy guidance

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
Application Address: 10 Greenhill Gardens
Edinburgh
EH10 4BW

Proposal: Proposed two-storey extension to side and single-storey extension to rear and existing porches removed (as amended).

Reference No: 12/02603/FUL

Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to enable the Head of Planning & Building Standards to consider this/these matter/s in detail.

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.

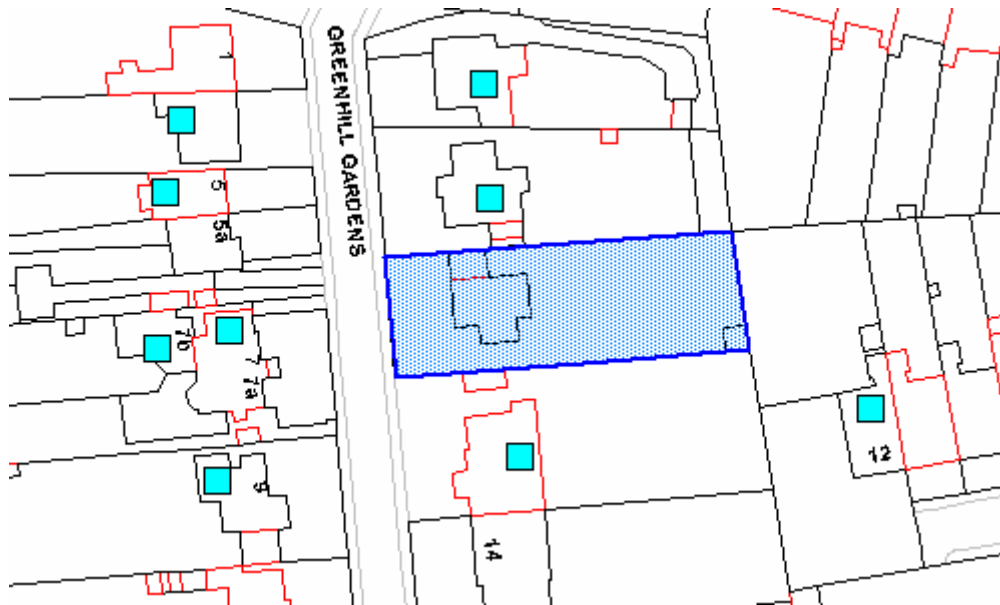
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Appendix C

Application Type Planning Permission

Proposal: Proposed two-storey extension to side and single-storey extension to rear and existing porches removed (as amended).

Reference No: 12/02603/FUL



Location Plan

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