

Planning Permission 12/02717/FUL
at
27 Kingsburgh Road
Edinburgh
EH12 6DZ

Development Management Sub-Committee
of the Planning Committee

Previous Committee

This application was previously considered by Committee on **07.11.2012**

Outcome of previous Committee

Site visit - This application was continued by the Committee for a site visit. This site visit has now taken place and the application is returning to Committee for a decision.

1 Purpose of report

To consider application 12/02717/FUL, submitted by Mr I Lamond.. The application is for: **Attic conversion and extension to the rear roof to form new ensuite bathroom, dressing room, 2 bedrooms and a bathroom.**

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

2 The Site and the Proposal

Site description

The site is a mid terrace, stone built house with a small pitched slate roof to the front. Behind the pitched roof there is a large area of flat roofing leading to the rear wallhead. The flat roofed element has a pyramidal cupola above the stairwell and a roof light above a bathroom. There are low stone parapets and skews providing a fire wall separation for each roof of the terrace with the

house to the west being slightly lower and the house to the east being slightly higher.

There are chimney stacks set within the ridge of each house and within the parapets of the flat roofed area. There is a lower level projecting outshoot to the rear and a long rear garden which backs onto a relatively modern development. The house is characteristic of others in the area and none of the houses in this terrace have been the subject of any roof extensions. The site is neither listed nor within a conservation area.

Site History

19 July 2012 - planning application to alter the first floor to form new en-suite bathroom and dressing room along with an attic conversion involving a new dormer to the front and roof extension to the rear to create two bedrooms and a bathroom was withdrawn (12/01592/FUL)

Pre-Application Process

Pre application advice was provided following the withdrawal of the previous proposal. The advice was positive providing the rear roof alteration could not be seen penetrating the ridge of the house, was kept to a minimum height and was finished in a suitable roofing material.

Description Of The Proposal

The proposal is to extend the rear roof of the house by building over the existing flat roof by approximately 3 metres in depth. The extension would be set back from the rear wall of the house by approximately 4.6 metres. The extension would be virtually the full width of roof and would rise above the flat roof by approximately 2.3 metres. The side walls of the extension would be set off the dividing parapet and skew walls by approximately 0.15 metres.

The roof of the extension would be flat and set down 0.15 metres from the ridge of the house. The roof would be a single ply membrane and have a flat double glazed cast iron roof light above the stair well.

The walls of the extension would be zinc, the windows would be aluminium clad composite material, the rainwater goods would lead and cast iron. One rear facing divided window is proposed to serve the new bedroom. The remaining new rooms (bathroom and bedroom) do not show any front roof windows.

3. Officer's Assessment and Recommendation

Determining Issues

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) whether the proposal would adversely affect the character of the area; and
- b) whether the proposal will adversely affect residential amenity

a) The proposed rear roof alterations cannot be seen from the front street level as the existing roof ridge is not disrupted by the extension. There is no adverse impact upon the character of the Kingsburgh Road elevation.

To the rear, the predominant public view at present is of a rear wall terminating in a gutter with a flat roofed element beyond punctuated by chimney stacks. Some limited views are possible of the existing rear slated roof pitch and ridge. The proposed roof extension would alter this view to that of a partially visible grey metal clad box with a window in it. Because the public views are looking up to the rear of the house, the ridge line of the terrace would be disrupted by the box appearing to rise above it. However because the extension is set well back from the rear wall gutter edge, this rear wall remains the most prominent view. The use of zinc is an appropriate roofing material. Visually it will read as part of the roof. The extension's set back from the rear wall edge is important in maintaining the character of the rear elevation of the terrace.

The proposed roof extension would be the first rear roof extension in this particular terrace but because of the design and its location, the roof extension will not harm the character or appearance of the area.

The submitted drawings do not show any alterations to the front of the existing roof to provide windows for the new bedroom and bathroom within the roof space. Planning permission would not be required for their inclusion in the front roof plane.

- b) The proposal complies with the Council's Non Statutory Guidelines in terms of privacy.

The roof extension would generate a strip of overshadowing approximately 0.2 metres wide to the east and west totalling 0.7 square metres. Not only is this a very small area of overshadowing, it falls upon the roofs of neighbouring properties where their amenity will not be affected. To the west, there is a cupola in the neighbour's flat roof and to the east a roof light. Both of these serve non habitable rooms and, given the available area of sky to these roof lights, there will be no loss of daylight in compliance with the Council's Non Statutory Guidelines on Daylighting, Sunlight and Privacy.

In conclusion the proposal will not adversely affect the character of the area and there no adverse impacts upon residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves the application.

REASON FOR DECISION

The proposals comply with the Development Plan and non-statutory guidance and are acceptable.

David R. Leslie

Acting Head of Planning & Building Standards

Contact/tel	David McFarlane on 0131 529 3512
Ward affected	A06 - Corstorphine/Murrayfield
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	9 August 2012
Drawing numbers/ Scheme	1-7 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing at [Planning and Building Standards online services](#)

If you require further information about this application you should contact the following Principal Planner, Helen Martin, helen.martin@edinburgh.gov.uk, 0131 529 3517

Appendix A



Application Type Planning Permission
Application Address: 27 Kingsburgh Road
Edinburgh
EH12 6DZ

Proposal: Attic conversion and extension to the rear roof to form new ensuite bathroom, dressing room, 2 bedrooms and a bathroom.

Reference No: 12/02717/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

21 letters of representation have been received including one from the Cockburn Association and one from the Murrayfield Community Council.

Material points addressed in assessment a)

- adverse impact on the house, the terrace and the character of the area
- uniformity of the existing terrace disrupted to the detriment of the character of the area
- plans do not show any front facing windows to serve proposed new internal rooms
- unwelcome precedent
- consideration being given to include the area within a conservation area.
- the proposal is contrary to planning policy and the Council's Non Statutory Guidelines.

Material points addressed in assessment b)

- loss of privacy
- loss of daylight

Representations, if any, are available to view in the document list at [Planning & Building Standards online services](#).

Planning Policy

The proposal lies within an area mainly allocated as being within the urban area on the Edinburgh City Local Plan.

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.

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.

Appendix B



Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

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

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.

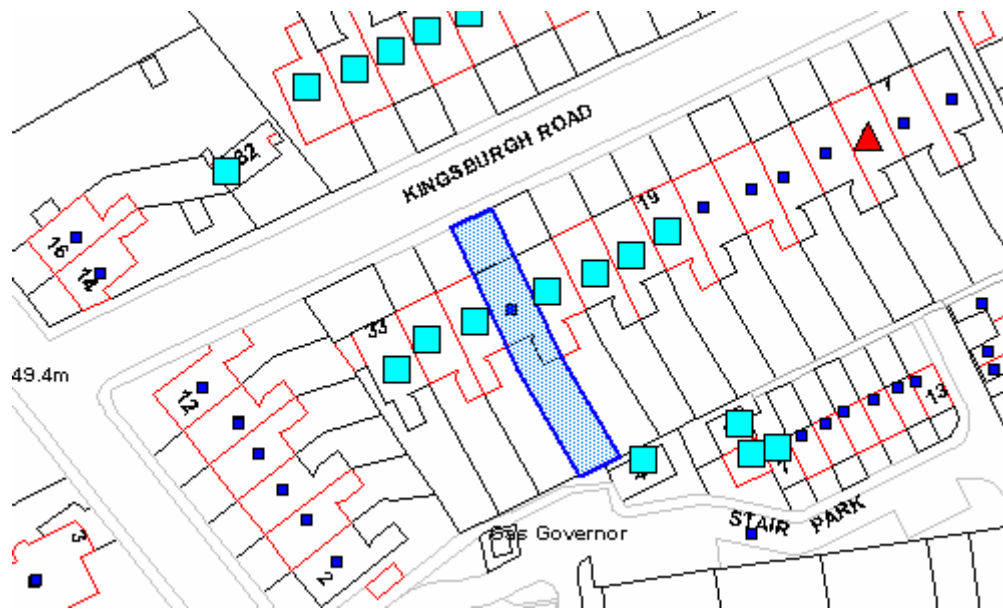
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Appendix C

Application Type Planning Permission

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Location Plan

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