

Development Management Sub Committee

Wednesday 17 April 2013

**Application for Planning Permission 12/03803/FUL
At 76 Trinity Road, Edinburgh, EH5 3JU
Remove existing conservatory and replace with single-storey extension.**

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|----------------------|-------------|
| Item number | 4.10 |
| Report number | |
| Wards | A04 - Forth |

Links

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| Policies and guidance for this application | LPC, CITD11, CITE4, CITE6, NSG, NSHOU, NSLBCA, NSDOP, CRPTRI, |
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David R. Leslie

Acting Head of Planning and Building Standards

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Executive summary

Application for Planning Permission 12/03803/FUL At 76 Trinity Road, Edinburgh, EH5 3JU Remove existing conservatory and replace with single-storey extension.

Summary

The proposals fully comply with the development plan and with the relevant non-statutory planning guidelines and are acceptable.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

This application has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the Edinburgh Standards for Sustainable Building.

Consultation and engagement

Pre-Application Process

Pre-application discussions have taken place. The proposed removal of the existing conservatory and erection of a contemporary extension was agreed in principle subject to a detailed assessment of the proposed extension's impact upon the special character and appearance of the listed building and surrounding Trinity Conservation Area and without prejudice to the views of the Development Management Sub-Committee.

Publicity summary of representations and Community Council comments

The application was initially advertised on the 09 November 2012 with the amended scheme re-advertised on the 01 February 2013. The application has attracted fourteen letters of representation in total of which seven have supported the proposals and seven have objected to the proposals.

Six of the letters of objection were received from neighbouring residents to the application site and one was received from the Cockburn Association.

Material representations

- loss of the existing conservatory
- scale, design and materials utilised of the proposed extension

Non-material representations

- pre-application process
- planning process
- amenity considerations associated with impacted view from the windows within the neighbouring first floor flat
- amenity considerations associated with proposed wood burning stove
- security implications associated with the design of proposed extension

A full assessment of all the material representations can be found in the main report in the assessment section.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Application for Planning Permission 12/03803/FUL At 76 Trinity Road, Edinburgh, EH5 3JU Remove existing conservatory and replace with single-storey extension.

1. Background

1.1 Site description

The application site is the ground floor flat within a sub-divided Victorian villa. The villa is set within a generous plot delineated by tall stone boundary walls with mature trees and planting. The site commands a corner plot situated at the junction between Trinity Road and Spencer Place.

76 Trinity Road / 5 Spencer Place is a category C Listed building designed in 1864 with a sympathetic addition constructed in 1890 by James Simpson. The building comprises a 2-storey 4 bay asymmetrical gothic villa with coursed squared sandstone and ashlar dressings, stugged quoins and, random rubble to sides and rear. The building has decorative bargeboarding in gables and dormers with overhanging bracketed eaves.

The southern (Spencer Place) elevation comprises a 3 bay, with later single storey extension containing entrance to No 5 Spencer Place to right; glazed conservatory adjoins 2 left bays at ground floor; windows with bargeboarded wallhead gables above. 2-light arcaded window at ground in right bay.

Listed on 25 February 2000, Listed Building Reference Number: 46750.

The property is located within the Trinity Conservation Area.
This property is located within the Trinity Conservation Area.

1.2 Site History

There is no relevant planning history for this site.

2. Main report

2.1 Description Of The Proposal

Scheme 2:

The proposals have been amended to reduce the height and scale of the extension and utilise natural sandstone in place of render.

It is proposed to remove the existing timber and glass conservatory and erect a single storey extension upon southern elevation of the property. The proposed extension has been designed with a contemporary approach comprising a flat roofed structure broken into two boxes that are linked and enclosed via their roofs and vertical solid columns

terminating in a trough planter at ground level. The proposed extension will utilise glazing, natural sandstone, timber boarding and a single ply membrane for the flat roof.

A supporting statement including structural and condition reports have been submitted and are available to view on the Planning and Building Standards Online Services'.

2.2 Determining Issues

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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- (a) the loss of the existing conservatory will have an adverse impact on the special architectural or historic interest of the listed building or the character or appearance of the conservation area;
- (b) the scale and the design of the proposals are acceptable and have an adverse impact on the special architectural or historic interest of the listed building;
- (c) the proposals will have an adverse impact on the character or appearance of the conservation area;
- (d) the proposals will adversely affect the amenity of neighbours;
- (e) representations raise issues to be addressed; and
- (f) the proposal has any equalities and human rights impact.

(a) The conservatory has been in place for a considerable length of time but is not original to the property or considered of significant architectural merit or historic interest. Furthermore, the structural condition of the conservatory and its effect upon the parent property is of material concern. Structural and condition reports have been submitted in support of its demolition stating that the conservatory is beyond proper restoration with significant design faults and poor construction methods which together with significant deterioration of sections of the building means that maintaining the conservatory in good order would be extremely difficult without major and probably total reconstruction.

The character of the conservation area is dominated by houses set in large gardens with stone walls and mature trees defining the visual and physical seclusion of the villas. Although glimpses of the existing conservatory are possible through the entrance gates on Trinity Road and from Spencer Place, the views are oblique. The conservatory does not contribute significantly to the character or appearance of the conservation area.

It is not considered reasonable that the conservatory should be restored / rebuilt given that it does not contribute significantly to the architectural character or historic interest of the listed building or the character or appearance of the conservation area.

Its removal will not adversely affect the special architectural or historic interest of the listed building or the character or appearance of the conservation area.

(b) The proposed extension is subservient to the Victorian villa, being set back and down from principal elevation and upper flat to appear low-set in comparison with the height of the ground floor flat and scale of the property when read as a whole. The extension occupies an almost identical footprint and volume as the conservatory it will replace rising to a lower height than the pitched roof of the existing conservatory.

The design of the extension is boldly contemporary in appearance proposing a high specification of materials that help the structure blend in with the traditional villa and mature landscape character of its surroundings. The extension's design has been broken up into two flat roofed simple forms utilising large areas of glazing to help the extension to appear lightweight and neutral in relation to the stone built villa it is attached to and the natural landscape setting of its surroundings. The well considered positioning of glazing particularly in areas where the extension directly abuts the parent property and use of the of natural stone columns and planters further assist the extension in bedding in and blending in with the stone built villa and the natural surroundings respectively. The proposals do not involve any alterations to the internal or external historic fabric of the listed building utilising the existing opening in the side elevation to access the extension.

The proposed extension will not adversely affect the special architectural character or historic interest of the listed building.

(c) The Trinity Conservation Area is a typical villa area dominated by houses set in large gardens with stone walls and mature trees. The style and mix of Georgian and Victorian villas is unrepeated in Edinburgh; some are embellished with Gothic details and ornamental ironwork; others have towers and attractive stone porches. Although the area is overwhelmingly domestic in scale and suburban, in nature, it lacks the order of other stonebuilt suburbs such as the Grange and Merchiston.

The character appraisal of the Trinity Conservation Area summarises the essential character of the area as:

** the length of frontage, the height and continuity of stone boundary walls emphasise the linear structure of early development;*

** the changes in spatial pattern offer variety, provide a high quality residential environment with a sense of space and grace and a setting in which to appreciate the townscape;*

** the impression of seclusion is accentuated by the enclosure created by high stone boundary walls;*

** a significant contribution to the townscape of the area is made by its architectural surprises and delights.*

** Trinity has a permeability which allows appreciation of a wealth of residential forms, styles and features, of its mature landscaped setting and of its visual connections to city and coast.*

** high quality stone-built architecture of restricted height enclosed by stone boundary walls which define the visual and physical seclusion of the villas; and*

** the significant numbers of mature garden trees.*

Trinity Road is the more prominent of the two roads of which the application property and neighbouring properties actively address. Spencer Place is a smaller road which primarily services the rear of properties in Trinity Grove. It is characterised by high vehicular entrance gates and boundary walls delineating and preventing direct views into the rear gardens of the properties along Trinity Grove. There exists only one property in Spencer Place that actively addresses the road.

Given the proposed extension's location upon the side elevation of the property, the character and appearance of Spencer Place and the design approach utilised, the proposal will impact minimally upon the existing character and appearance of the area.

Views of the proposed extension from out with the site will be possible but limited, given the character of the site's boundaries and presence of mature trees. Glimpses of the extension will be possible though the property's gates from the junction between Trinity Road and Spencer Place and from Spencer Place itself. However these views are oblique and given the design and materials of the extension, are not considered significant. The proposals maintain the character and appearance of the Trinity Conservation Area.

(d) The proposed extension will not overshadow or block daylight to neighbouring land or windows and will maintain current privacy levels.

(e) Public Comments

Material Comments

- loss of the existing conservatory – addressed in paragraph (a).

- scale, design and materials utilised of the proposed extension – addressed in paragraphs (b) and (c).

Non Material Comments

A number of non-material comments were raised. These are listed in the summary section.

(f) This application has no impact in terms of equalities or human rights.

In conclusion, the proposal is an acceptable design and would not adversely affect the special architectural or historic interest of the listed building or the special character and appearance of the conservation area or prejudice the amenity of neighbours.

There are no material considerations which outweigh this conclusion.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

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 planning authority 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.

Statutory Development Plan Provision

The Edinburgh City Local Plan identifies the site as falling within the general 'Urban Area'.

Date registered

31 October 2012

Drawing numbers/Scheme

01 - 04, 05A - 07A, 08

Scheme 2

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Acting Head of Planning and Building Standards

Links - Policies

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 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.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

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

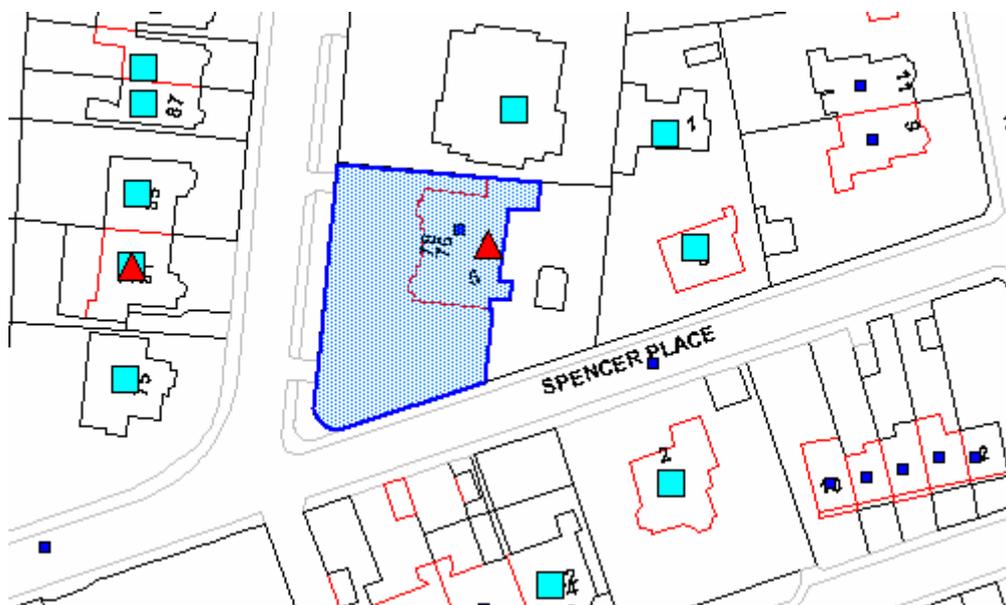
The Trinity Conservation Area Character Appraisal emphasises the wealth of detached villas set in substantial plots with generous spacing to their neighbours, the high quality stone built architecture of restricted height, the predominant use of traditional building materials, and the predominance of residential use.

Appendix 1

Consultations

No consultations undertaken.

Location Plan



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