

# Development Management Sub Committee

Wednesday 25 June 2014

**Application for Planning Permission 14/01302/FUL  
At 1 Borthwick Place, Edinburgh, EH12 5HT  
Convert existing attic with new dormer and rooflights. New porch to side of property and single storey rear extension. External shed.**

Item number	4.3
Report number	
Wards	A06 - Corstorphine/Murrayfield

## Summary

---

The proposals comply with the development plan and relevant non-statutory guidelines. The proposed extensions and alterations would have no adverse impact on the character of the building or surrounding area or the character and appearance of the adjacent conservation area. There would be no adverse impact on the residential amenity of neighbouring properties and the proposals are acceptable.

## Links

---

[Policies and guidance for this application](#) LPC, CITD11, CITE6, NSG, NSHOU,

# Report

## Recommendations

---

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

## Background

---

### 2.1 Site description

The application site is a single storey building which forms the end of a terrace of two storey properties. This row of properties forms the western edge of a small brick built housing development built in the 1980's.

The western and northern boundary walls form the boundary with the Coltbridge and Wester Coates Conservation Area, but the house itself is not within the conservation area.

This application site is located within the Coltbridge And Wester Coates Conservation Area.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

---

### 3.1 Description Of The Proposal

The proposal is to erect a small porch extension to the side of the property, a single storey extension to the rear and a dormer window on the front roof plane.

The side extension would have a flat roof and the external walls would be brick and timber cladding. There would be a projecting canopy over the front door.

The rear extension would project along the west elevation to the rear boundary wall. It would have a flat roof and the external walls would be brick to match the proposed side extension. There would be bi-folding doors in the north elevation.

The front dormer would be flat roofed. It would be glazed to the front and the cheeks would be clad in metal.

It is also proposed to form a bay window in the rear elevation of the original property and three roof lights on the rear roof plane.

#### Previous Scheme:

The previous scheme proposed fibre cement sheeting for the front dormer cheeks.

### Supporting Statement:

A planning statement was included with the application. This statement covers:

- The surrounding context;
- Policies and guidance;
- Design including impact on residential amenity;
- Materials; and
- response to objections.

This document is available to view on the Planning and Building Standards online services.

### **3.2 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?

### **3.3 Assessment**

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

- a) the proposals will adversely affect the character of the surrounding area in terms of scale, form, position and design;
- b) neighbouring amenity will be adversely affected;
- c) the proposal will have any detrimental impact on equalities and human rights; and
- d) the representations raise issues to be addressed.

#### a) Character

The property is not located within a conservation area but the north and east boundary of the site bounds the Coltbridge and Wester Coates Conservation Area. The property is a single storey building at the northern end of a terrace of two storey houses. The part of the conservation area surrounding the north and west of the site comprises former workers' housing. The Coltbridge and Wester Coates Conservation Area Character Appraisal states that *These small single or one and a half storey cottages are set out in narrow parallel terraces. This 'utilitarian' layout, narrow plot widths / house frontages and small gardens make for a radical change of scale from the grander housing on West Coates.*

The proposed extensions are small in scale and do not dominate the form of the original building. A sample of the proposed brick has been provided. Whilst it is a slightly different colour to the original brick, the texture and colour and size of the proposed bricks complement the existing building and surrounding stone walls. The other materials are also acceptable.

The side extension is set well back from the front elevation and is subservient to the existing building. A flat roof on this modest extension is acceptable.

The rear extension is single storey and would be subservient to the existing building. The proposed extension would not result in the loss of the stone boundary wall to the rear of the property and there would be sufficient outside amenity space remaining.

The addition of the bay window is an appropriate design and scale and would have no adverse impact on the character of the property. The proposed roof lights do not require planning permission.

There are no dormer windows in the surrounding housing development. However, there are examples of front dormers in the adjacent conservation area. The dormer window would not be over one third of the average roof width and is located an acceptable distance from the edges of the roof. The proposed materials are acceptable and the proposed box dormer sits comfortably on the roof plane it is located on.

The property was designed to be single storey, due to the proximity and orientation in relation to the neighbouring properties on West Stanhope Place. The addition of accommodation in the roof space with roof lights and a dormer window would not have any impact on the overall design of the property as a single storey building and the impact on amenity is assessed below.

Overall the proposals comply with policy Des 11 and Env 6 of the Edinburgh City Local Plan and the non-statutory guidance for householders and listed buildings and conservation areas. There is no adverse impact on the design of the existing building, the character of the surrounding area, setting of the conservation area or the character or appearance of the adjacent conservation area.

## b) Amenity

### Daylight

The side extension, rear extension and dormer window would not have an adverse impact on daylight levels available to neighbouring properties, when using the 45 degree method for calculating the impact on daylight to neighbouring buildings, as set out in the non-statutory Guidance for Householders.

### Sunlight

The side extension, rear extension and dormer window comply with the 45 degree method for calculating the impact on sunlight and would not have an adverse impact on daylight levels available to neighbouring properties.

## Privacy

The side extension windows are all over nine metres from the boundary of the property and would not have any impact on privacy of neighbouring properties.

The rear extension and the new bay window would have windows within nine metres of the boundary. The boundary opposite the windows in the rear extension is adequately screened by the side of the neighbouring garage. The bay window would face on to the stone boundary wall (approximately 1.6 metres high) and the public street beyond. There would be no adverse impact on privacy to neighbouring properties.

The dormer window would look directly on to the street and would not adversely impact privacy of neighbouring properties.

There is no significant impact on neighbouring privacy.

Overall the proposals comply with policy Des 11 of the Edinburgh City Local Plan and the non-statutory guidance for householders and there is no adverse impact on residential amenity.

### c) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. No impact was identified.

### d) Public Comments

#### **Material representations -**

- impact on residential amenity - this has been addressed in section 3.3b);
- impact on character of the surrounding area - this has been addressed in section 3.3a);
- impact on the character and appearance of the conservation area - this has been addressed in section 3.3a).

## CONCLUSIONS

In conclusion, the proposals comply with the development plan and relevant non-statutory guidelines. The proposed extensions and alterations would have no adverse impact on the character of the building or surrounding area or the character and appearance of the adjacent conservation area. There would be no adverse impact on the residential amenity of neighbouring properties and the proposals are acceptable.

There are no material considerations which outweigh this conclusion.

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

### **3.4 Conditions/reasons/informatives**

**Conditions:** - None

#### **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.

#### **Financial impact**

---

##### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

#### **Risk, Policy, compliance and governance impact**

---

**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

#### **Equalities impact**

---

##### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

#### **Sustainability impact**

---

##### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

#### **Consultation and engagement**

---

## 8.1 Pre-Application Process

There is no pre-application process history.

## 8.2 Publicity summary of representations and Community Council comments

The application was advertised on 18 April 2014. Seven representations were received which raised general comments and objections to the application.

The letters of representation raised the following material issues:

- impact on residential amenity;
- impact on character of the surrounding area;
- impact on the character and appearance of the conservation area.

A full assessment of the 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](#)

### Statutory Development Plan Provision

The application site is located within urban area covered by the Edinburgh City Local Plan.

### Date registered

4 April 2014

### Drawing numbers/Scheme

1-3, 4A-6A,

Scheme 1

## David R. Leslie

Acting Head of Planning and Building Standards

Contact: Ruth Bradford, Planning Officer

E-mail: [ruth.bradford@edinburgh.gov.uk](mailto:ruth.bradford@edinburgh.gov.uk) Tel: 0131 529 3464

## 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 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.

# Appendix 1

## Consultations

---

No consultations undertaken.

## Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420  
**END**