

**THE CITY OF EDINBURGH COUNCIL PLANNING LOCAL REVIEW BODY  
6/8/14**

**Decision Notice and Report of Handling**

**75 East Trinity Road**

Tom McDonald Design.  
138 Lanark Road West  
Edinburgh  
EH14 5NY

Mr & Mrs G Ross.  
75 East Trinity Road  
Edinburgh  
EH5 3EL

Date: 3 April 2014

Your ref:

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

New stair/porch extension to front of house.  
At 75 East Trinity Road Edinburgh EH5 3EL

**Application No: 14/00552/FUL**

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 13 February 2014, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The proposal for a stair/porch extension at the front of this property is contrary to Policy Des 11 - Alterations and Extensions - of Edinburgh City Local Plan and the Non Statutory Guidance for Householders. The extension and alterations to the front are of an inappropriate scale, design and form. The alterations will create an overbearing and dominant addition to the detriment of the original dwellinghouse and the streetscene.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 1 - 7, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal for a stair/porch extension at the front of this property is contrary to Policy Des 11 - Alterations and Extensions - of Edinburgh City Local Plan and the Non Statutory Guidance for Householders. The extension and alterations to the front are of an inappropriate scale, design and form. The alterations will create an overbearing and dominant addition to the detriment of the original dwellinghouse and the streetscene.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Jeanette Arnott directly on 0131 529 3594.



David R. Leslie  
Acting Head of Planning and Building Standards

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice review should be addressed to the City of Edinburgh Planning Local Review Body, G2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

**Application for Planning Permission 14/00552/FUL  
At 75 East Trinity Road, Edinburgh, EH5 3EL  
New stair/porch extension to front of house.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	14/00552/FUL
<b>Wards</b>	A04 - Forth

## Links

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<b><u>Policies and guidance for this application</u></b>	LPC, CITD11, NSG, NSHOU, NSGD02,
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**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Jeanette Arnott, Planning Officer

E-mail: [jeanette.arnott@edinburgh.gov.uk](mailto:jeanette.arnott@edinburgh.gov.uk) Tel: 0131 529 3594

# Report of handling

## **Application for Planning Permission 14/00552/FUL At 75 East Trinity Road, Edinburgh, EH5 3EL New stair/porch extension to front of house.**

### **Summary**

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The proposal for a stair/porch extension at the front of this property is contrary to Policy Des 11 - Alterations and Extensions - of Edinburgh City Local Plan and the Non Statutory Guidance for Householders. The extension and alterations to the front are of an inappropriate scale, design and form. The alterations will create an overbearing and dominant addition to the detriment of the original dwellinghouse and the streetscene.

### **Recommendations**

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It is recommended that this application be Refused for the reasons below.

### **Equalities impact**

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

### **Consultation and engagement**

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#### **Pre-Application Process**

There is no pre-application process history.

#### **Publicity summary of representations and Community Council comments**

No representations have been received.

### **Background reading / external references**

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

# Report of handling

## **Application for Planning Permission 14/00552/FUL At 75 East Trinity Road, Edinburgh, EH5 3EL New stair/porch extension to front of house.**

### **1. Background**

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#### **1.1 Site description**

The application site comprises a two storey house and a one storey bungalow. The floorplan indicates that the properties are linked. The site is located on the corner of East Trinity Road and Beresford Avenue and lies just outside of the Trinity Conservation Area. The property is finished in white painted render with a pitched plain clay tiled roof on the main house and concrete tiles on the single storey element. There is a lean-to style single storey extension to the east side providing an additional entrance. The main entrance doorway is recessed into the façade and covered by a canopy. The area is mainly residential, however, to the east of the site lies a health centre with access of the road and car parking in front.

#### **1.2 Site History**

93/02350/FUL - Application to replace existing fencing, erect an access gate and demolish a shed.

### **2. Main report**

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#### **2.1 Description Of The Proposal**

The proposals are for a number of changes to the front of the property. The proposals include the formation of a centrally placed, two storey pitched roof extension, which will provide an internal stair; a single storey, predominantly glazed, flat roofed extension which will provide the main entrance to the property; and alterations to the door on the eastern side to match the new entrance door. The replacement door constitutes permitted development and does not require permission.

The proposals will be finished in render with a tiled roof to match the existing.

#### **2.2 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?

### **2.3 Assessment**

To address these determining issues, it needs to be considered whether:

#### a) Scale, form and design

The property is unique within this part of Edinburgh and the existing entrance recessed into the façade and covered by the canopy is an attractive feature. The proposed extensions would be visually bulky by comparison and would not complement the existing property.

Local Plan policy Des 11 states that, in order for planning permission to be granted for alterations to existing buildings, the extensions in their design and form, choice of materials and positioning, should be compatible with the character of the existing building. The Non Statutory Guidance for Householders states that in general extensions which project beyond the front building line are not generally allowed unless they fit in with the character of the street.

The proposed pitched roof, two storey extension, would provide a bulky addition that would dominate the frontage of the property. In addition, the adjacent, glazed flat roofed extension does not match the proposed new extension or the existing property. Whilst the design of this extension would probably be acceptable, should it be proposed for the rear elevation, it would look out of place on the prominent front elevation and is not in keeping with the property. This elevation faces onto the Trinity Conservation Area, and although not subject to such vigorous controls, it is never the less important to control development which will jeopardise its character and appearance. The new entrance vestibule fails to integrate with the character of the existing property in terms of design and materials. The proposals represent an unacceptable breach under current policies which aim to improve the standard of design for house extensions.

The proposals will be detrimental to the street scene of the surrounding area and are unacceptable

#### b) Neighbouring amenity

The proposals will not result in any loss of residential amenity with regard to privacy and overshadowing.

#### c) Equalities or human rights impacts

There are no equalities or human rights issues.

#### d) Public comments

None

#### **Community Council comments**

None received.



### 3. Recommendations

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3.1 It is recommended that this application be Refused for the reasons below

#### 3.2 Conditions/reasons

##### Reasons:-

1. The proposal for a stair/porch extension at the front of this property is contrary to Policy Des 11 - Alterations and Extensions - of Edinburgh City Local Plan and the Non Statutory Guidance for Householders. The extension and alterations to the front are of an inappropriate scale, design and form. The alterations will create an overbearing and dominant addition to the detriment of the original dwellinghouse and the streetscene.

<b>Statutory Development Plan Provision</b>	The property is identified in the Edinburgh City Local Plan as being located within the urban area adjacent to a conservation area.
<b>Date registered</b>	13 February 2014
<b>Drawing numbers/Scheme</b>	1 - 7  Scheme 1

**David R. Leslie**

Acting Head of Planning and Building Standards

## Links - Policies

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### **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** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

# Appendix 1

## Consultations

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No consultations undertaken.

END

**tom mcdonald design**

138 lanark road west, edinburgh, eh14 5ny

tel: 0131 449 6900 mob: 07984 464 802

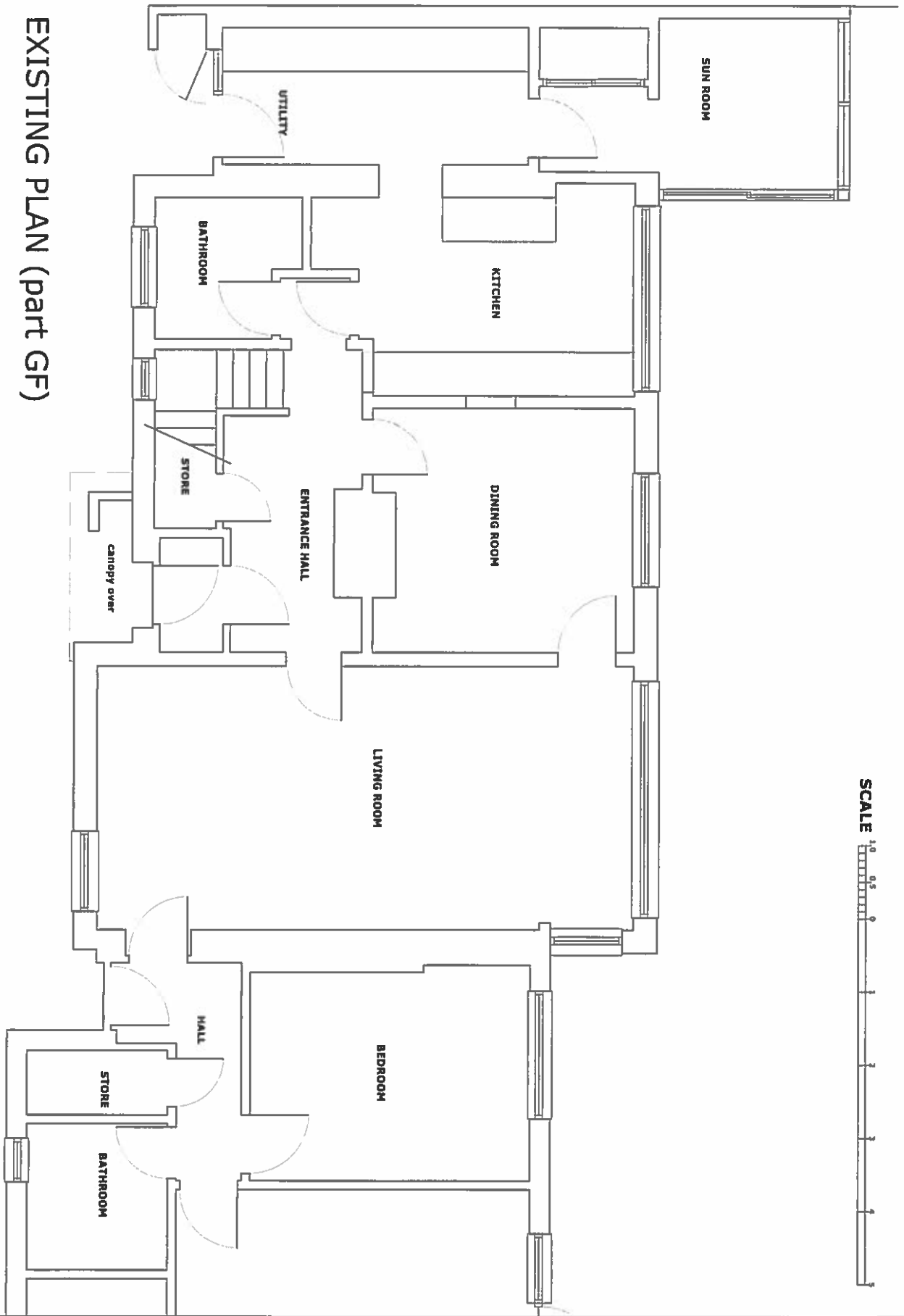
e-mail: tom@tm-designconsultant.co.uk



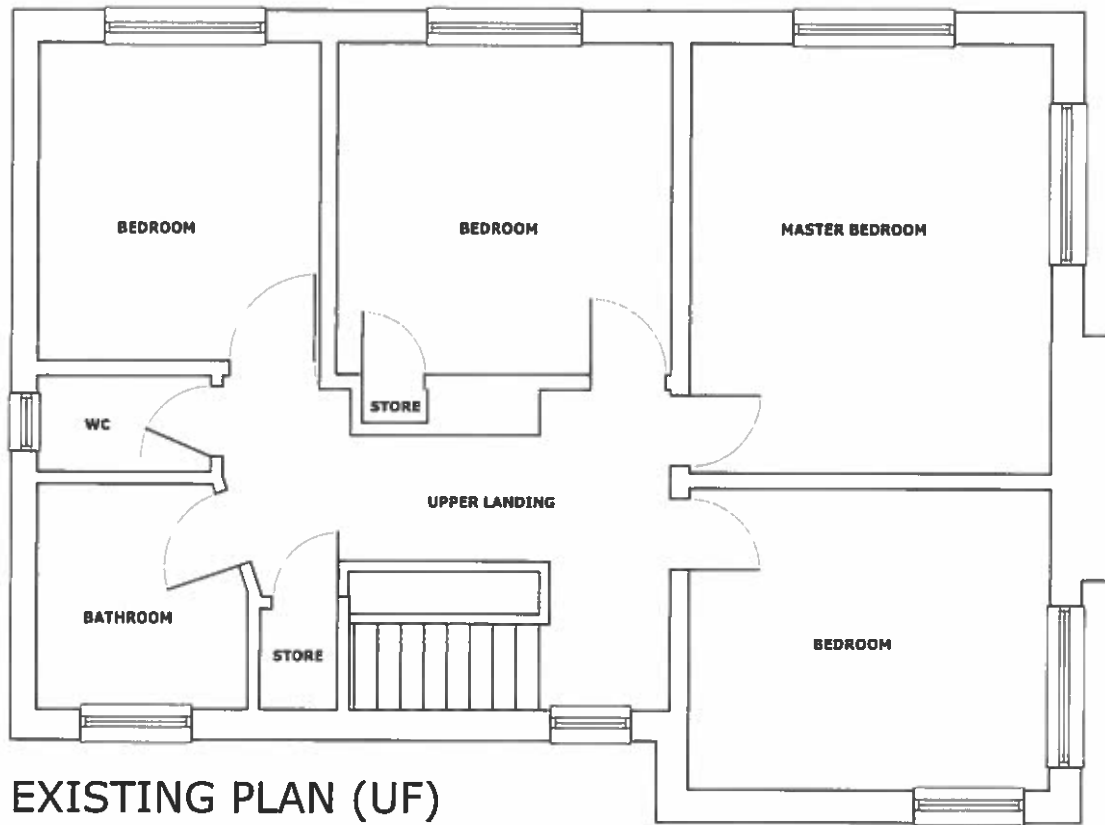
**LOCATION PLAN 1:1250**  
**75 EAST TRINITY ROAD**



EXISTING PLAN (part GF)

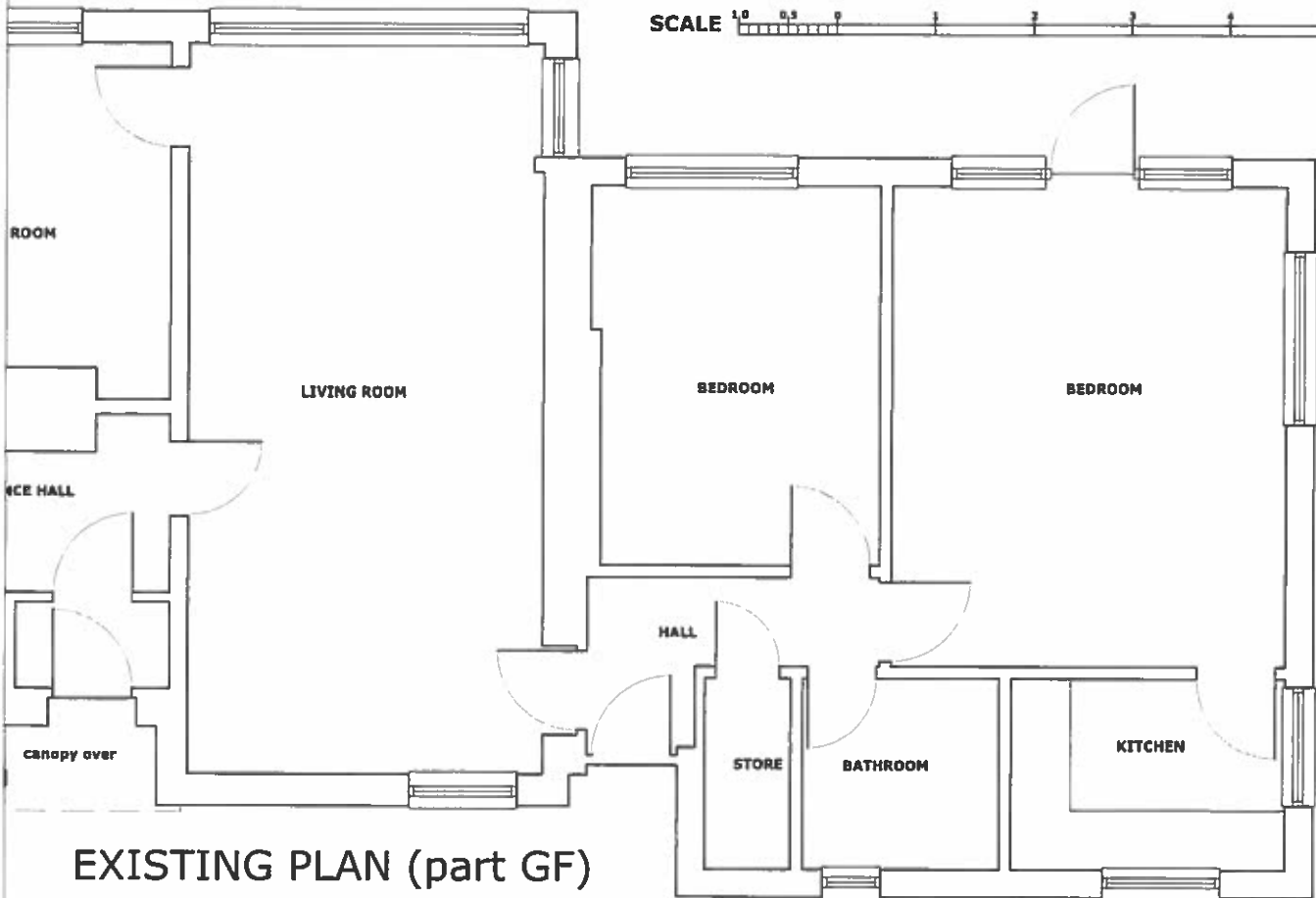


<b>Project:</b> Proposed Alterations - 75 E Trinity Rd, Edinburgh	<b>Drawings:</b> Existing GF Plan (part)	<b>Rev:</b> Pxa	
<b>tom mcdonald design</b> 138 lanark road west, edinburgh, eh14 5ny <small>tel/fax: 0121-447-0000 or 0121-447-0001</small>		<b>Scale:</b> 1:50	
		140210 TM	



EXISTING PLAN (UF)

SCALE 1:0 0.5 1 2 3 4 5



EXISTING PLAN (part GF)

Project: Proposed Alterations - 75 E Trinity Rd, Edinburgh

Drawing: Proposed GF/UF Plan

no. Sk1b rev. ---

**tom mcDonald design**

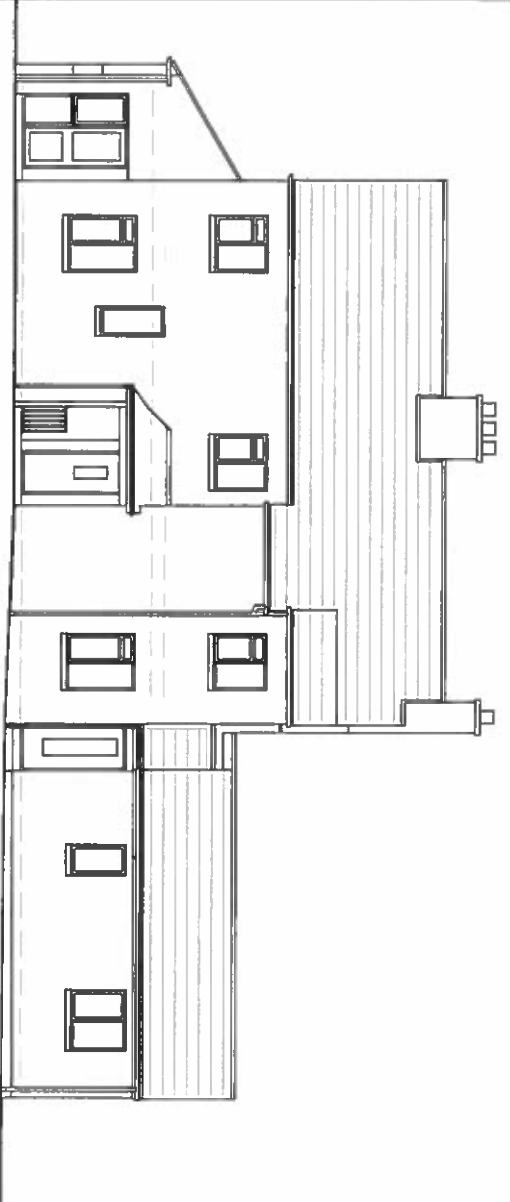
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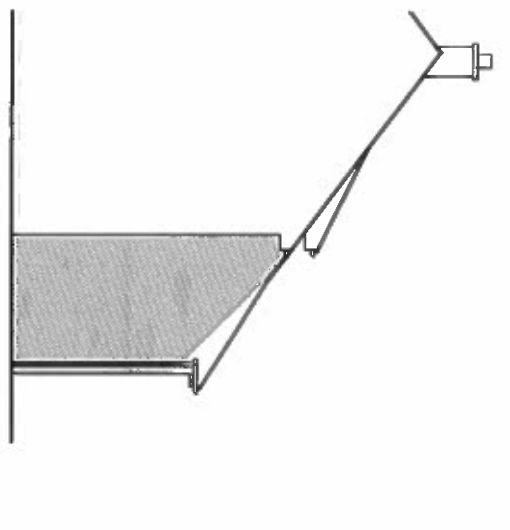
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tel/fax: 0121-440-0000 or tom@tom-mcdonald.co.uk

TM

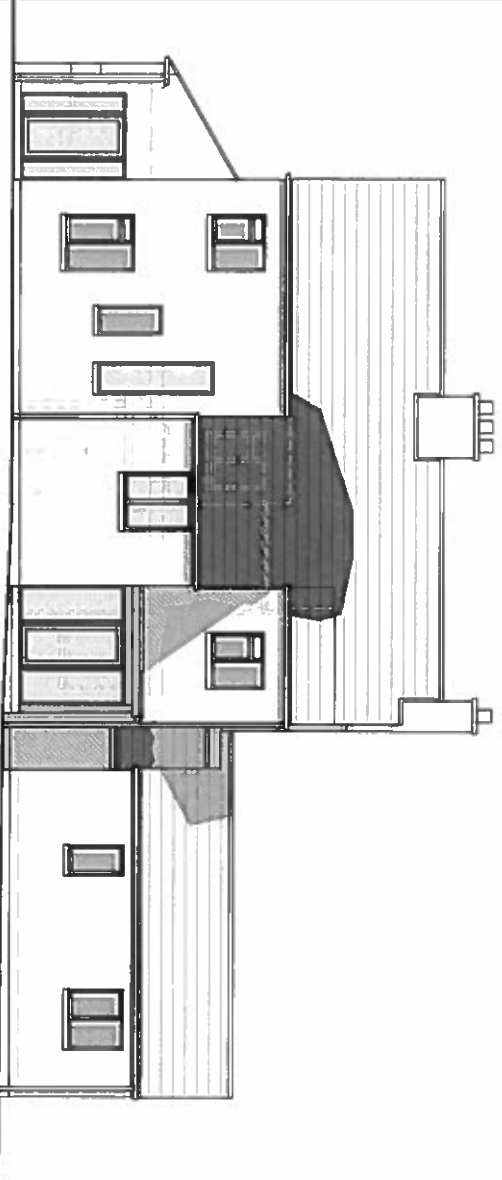


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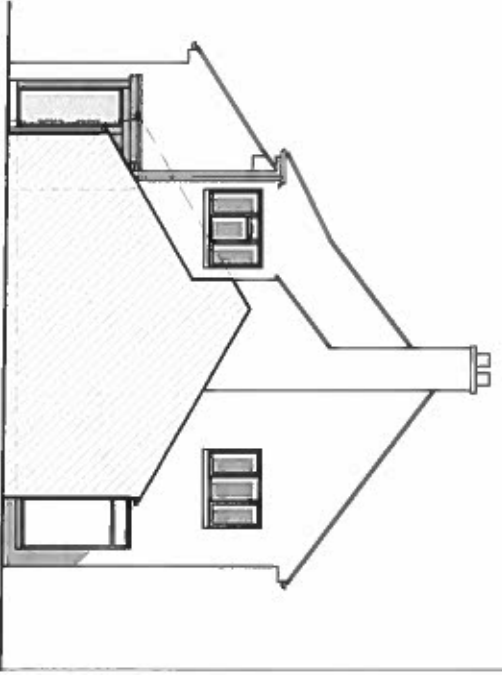


PROPOSED W ELEVATION

SCALE 1/4" = 1'-0"



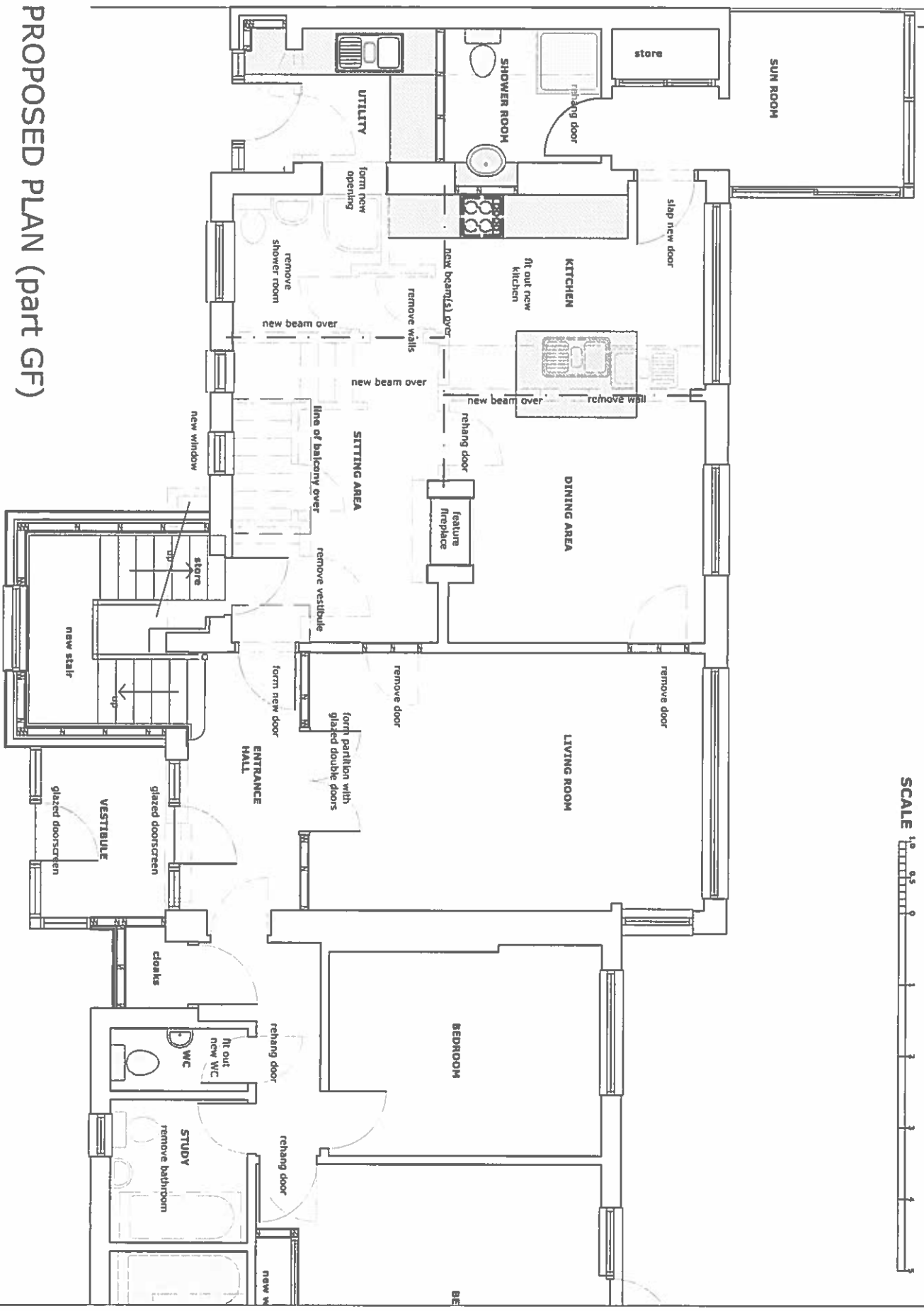
PROPOSED N (front) ELEVATION



PROPOSED E ELEVATION

project: Proposed Alterations - 75 E Trinity Rd, Edinburgh	drawing: Proposed Elevations	no. E1	rev. --		
<b>tom mcdonald design</b> 138 lanark road west, edinburgh. eh14 5ny <small>tel/fax: 0132-440-0000 or 0132-440-0000</small>		scale: 1:100			
		140210 YM			

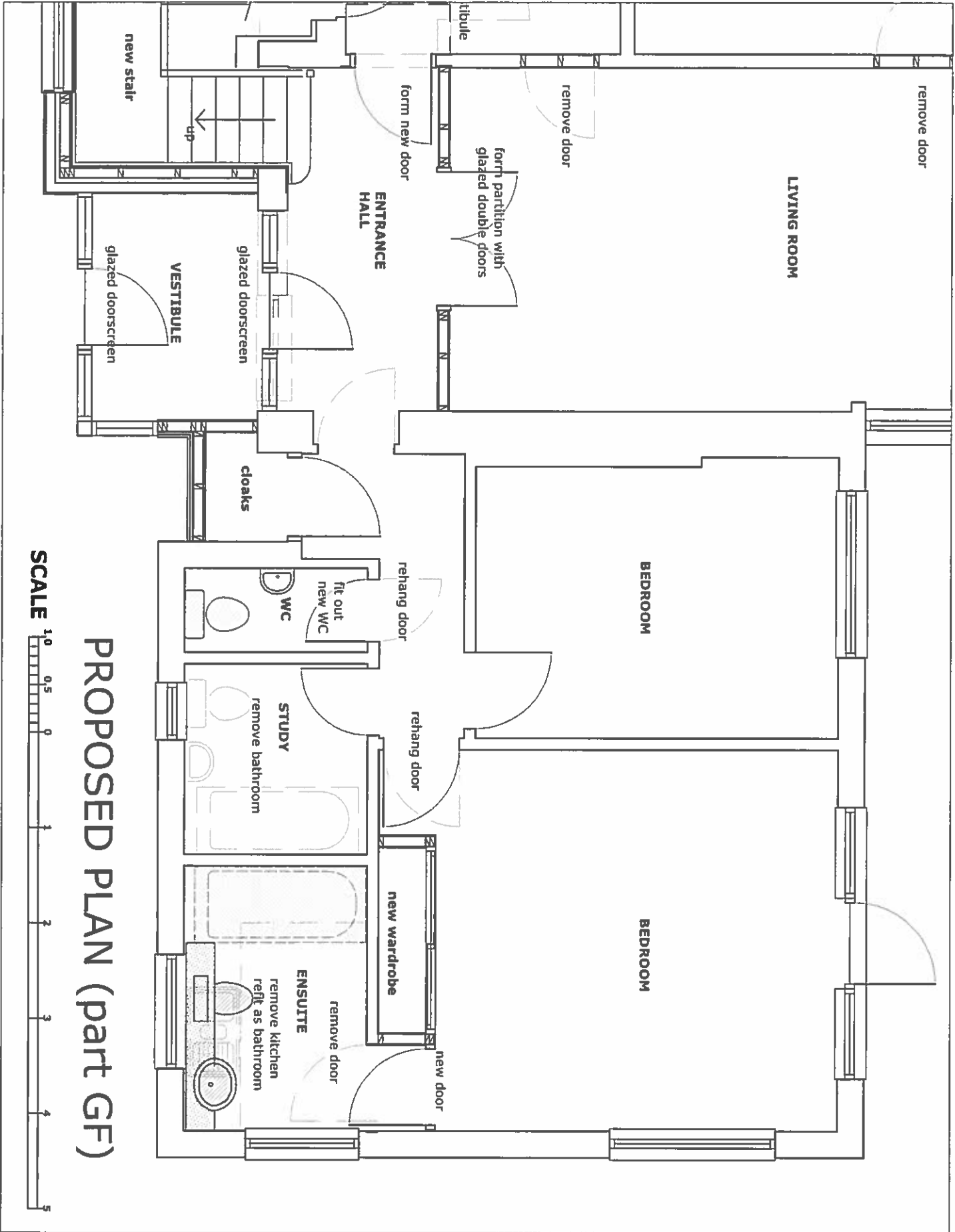
# PROPOSED PLAN (part GF)



SCALE 1:50

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<p><b>tom mcdonald design</b></p> <p>138 lanark road west, edinburgh, eh14 5ny</p> <p>tel/fax: 0121-440-0000 or tom@tom-mcdonald.co.uk</p>		<p>140210</p>	<p>TM</p>





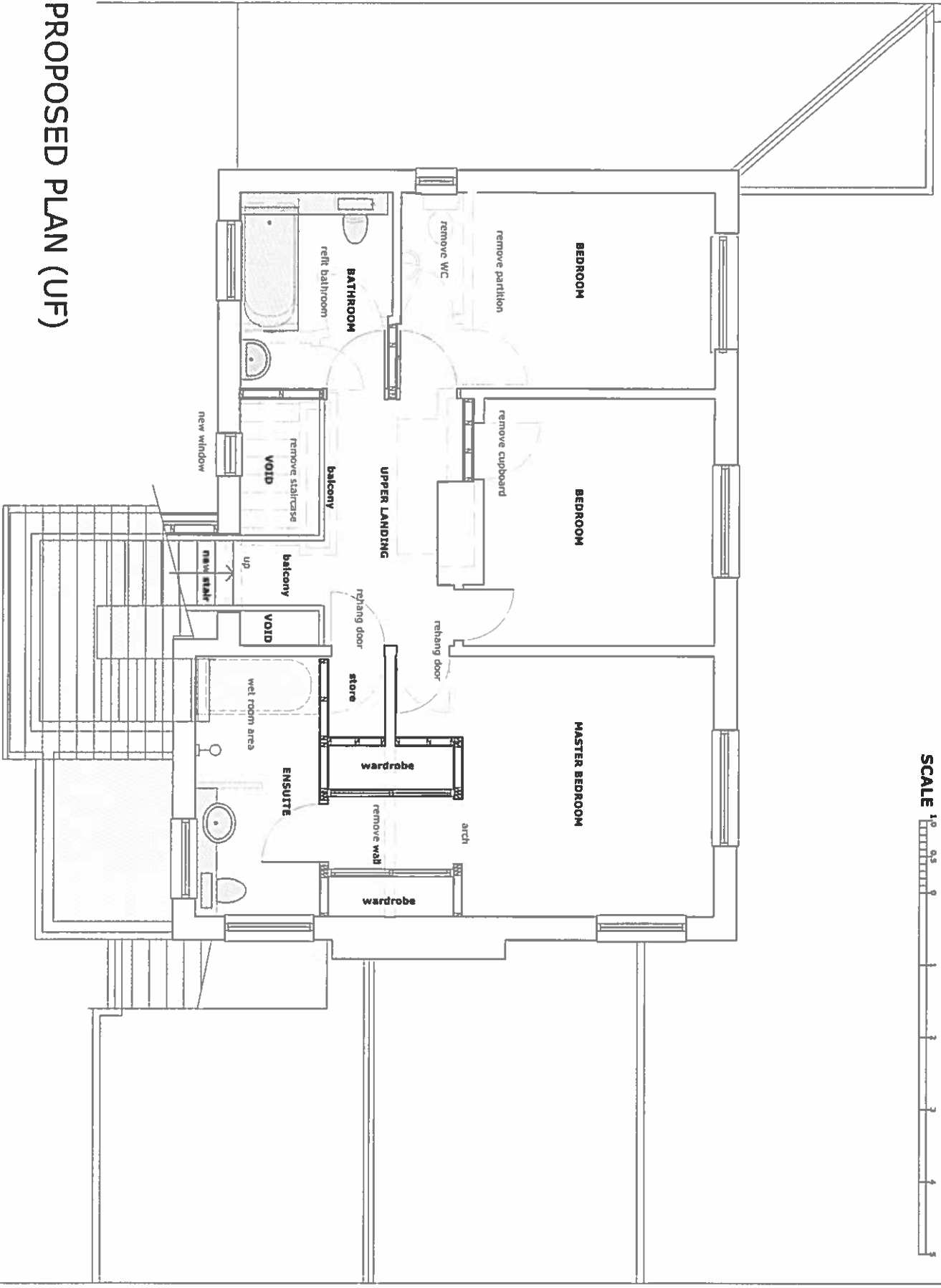
**PROPOSED PLAN (part GF)**

**SCALE**



Project: Proposed Alterations - 75 East Trinity Road, Edinburgh	Drawing: Proposed GF Plan (b)	Rev: P1/2	Rev: --
<b>tom mcdonald design</b> 138 lanark road west, edinburgh. eh14 5ny tel/fax: 0131-669-8600 or tom@tom-mcdonald.co.uk		Scale: 1:50	140210
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**PROPOSED PLAN (UF)**



<b>project:</b> Proposed Alterations - 75 E Trinity Rd, Edinburgh	<b>drawing:</b> Proposed UF Plan	<b>file:</b> P3	<b>rev:</b> ...					
<b>tom mcdonald design</b> 138 lanark road west, edinburgh. eh14 3ny <small>tel/fax: 0121-440-0000 or tom@tom-mcdonald.com</small>		<b>scale:</b> 1:50	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					
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