

**Full Planning Application 05/02916/FUL
at
10 Royston Terrace
Edinburgh
EH3 5QS**

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

1 Purpose of report

To consider application 05/02916/FUL, submitted by Mr + Mrs Burton. The application is for: **Proposed window alterations to form french doors in retrospect**

It is recommended that this application be **REFUSED AND ENFORCED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The application site lies on the southern side of Royston Terrace. The property is the ground floor flat of a four-storey tenement. The area is predominantly residential. The application site is within Inverleith Conservation Area.

Site history

There is no relevant history for this site. This application was submitted as a result of a complaint to Enforcement.

Description of the Proposal

The application is for the installation of garden doors in an enlarged window opening to the rear of the property, on to the back green. The doors are double glazed with a trickle vent in the head frame. The door frame is constructed from UPVC double glazing.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals enhance or preserve the character and appearance of the Conservation Area? There being a strong presumption against the granting of planning permission if this is not the case.
- 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 doors will have a detrimental affect on the character and appearance of the conservation area, and the original building and
- b) Whether there will be any adverse effects on the privacy of neighbours.

a) The communal garden area which the property backs on to is characterised by traditional sash and case windows. There is however one other french door constructed from timber at the end of the terrace adjoining a boundary wall and there is no planning objection in principle to French doors on this elevation. There are also seven examples of UPVC windows, but these alterations are not considered to be in keeping with the character of the building or the Conservation Area or that the materials used are suitable for this location. As the alterations are to the rear of the property, the impact on the wider character of the conservation area will be minimised. However, proposed materials are not in keeping with the traditional materials which prevail on this group of buildings. The door and door frames present heavy sections which visually harm the character of the building and have a

detrimental effect on the character and appearance of the building and the conservation area.

b) The French doors do not materially affect privacy in this flatted property situation and no undue impact on residential amenity.

It is recommended that this application is refused and that enforcement action is taken to re-install the stone wall and window to match its original appearance or replace the exiting works with timber framed doors and fanlight of an appropriate design.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Jeffery on 0131 529 3464
Ward affected	11 - Trinity
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	26 August 2005
Drawing numbers/ Scheme	01 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 10 Royston Terrace
Edinburgh
EH3 5QS

Proposal: Proposed window alterations to form french doors in retrospect

Reference No: 05/02916/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Four letters of objection have been received relating to this application on the following grounds.

1. Poor quality of stonework
2. UPVC is out of character with the building
3. Lack of consultation with other residents regarding alterations to a communal tenement building.

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

Central Edinburgh Local Plan identifies the site as being within an area suitable for Housing and Compatible Uses.

Relevant Policies:

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

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Conditions/Reasons associated with the Recommendation

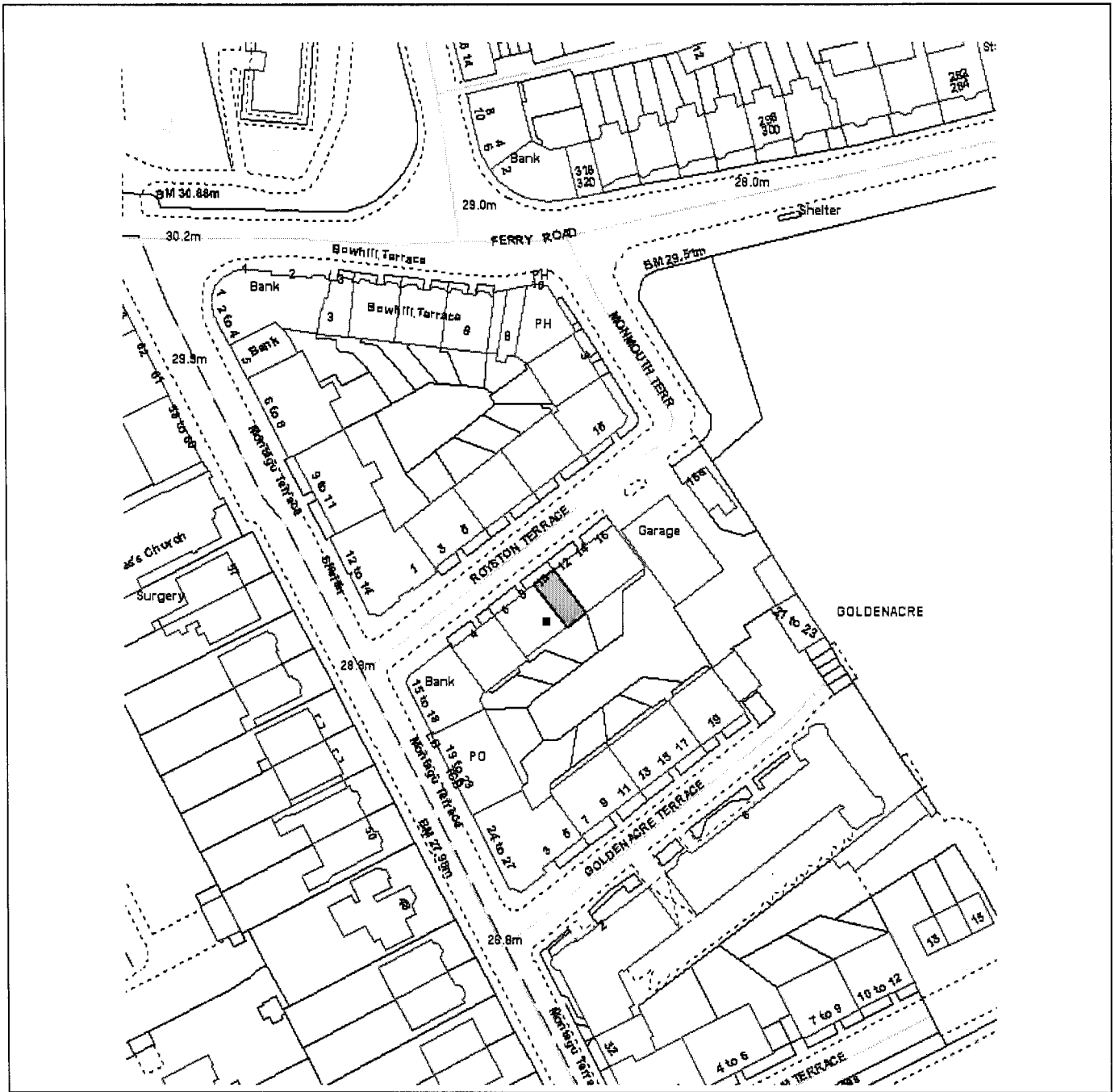
Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD17, in respect of Materials, as the materials are not of a sufficiently high standard for this location and will visually harm the appearance of the building and the Conservation Area.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD20 in respect of Window Alterations and Non-Statutory Guidance on 'Replacement Windows and Doors' as the window alterations do not respect the character of the building or the wider conservation area.

End



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PLANNING APPLICATION

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Proposal	Proposed window alterations to form french doors in retrospect		
Application number:	05/02916/FUL	WARD	11- Trinity
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			