

Development Management Sub Committee

Wednesday 27 August 2014

**Application for Planning Permission 14/02148/FUL
At 2 Sciennes Gardens, Edinburgh, EH9 1NR
Single storey flat roof (with glass cupola) extension to rear
of property. Install velux windows in existing roof. Form
driveway hardstanding for off-street parking for one car.**

Item number	6.6
Report number	
Wards	A15 - Southside/Newington

Summary

The proposal complies with the development plan and the minor and justifiable variation regarding the use of render is acceptable in this location. The proposal is acceptable and is of an appropriate scale, form and design. The character of the conservation area will be preserved and enhanced. The proposal will not result in any road safety issues. Approval is recommended subject to informatives on access and materials.

Links

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

Report

Application for Planning Permission 14/02148/FUL At 2 Sciennes Gardens, Edinburgh, EH9 1NR Single storey flat roof (with glass cupola) extension to rear of property. Install velux windows in existing roof. Form driveway hardstanding for off-street parking for one car.

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 located on the north side of Sciennes Gardens on the corner with Sciennes. The property is a semi detached sub divided stone built villa that has a single storey extension to the side and a small single storey extension to the rear. A pedestrian access is from Sciennes Gardens and no off street parking is currently provided for the application property. A number of properties within the street have off street parking.

The area is predominantly residential with four storey tenements located to the east of the site.

This application site is located within the Grange Conservation Area.

2.2 Site History

26/10/1994 - Planning permission granted to reduce height of chimney (application reference: 94/02106/FUL).

08/02/2013 - Planning application withdrawn to erect single storey pitched roof extension to rear with rooflight on flat section. Install 4No. velux rooflights to attic space (application reference: 12/04554/FUL).

18/03/2013 - Planning permission granted to erect single storey pitched roof extension to rear with rooflight on flat section. Install 4No. velux rooflights to attic space (application reference: 13/00368/FUL).

Main report

3.1 Description Of The Proposal

The application is for the formation of a driveway to the front of the property. A 3 metre section of the low stone boundary wall and existing tree will be removed and a single car parking space formed. A new 1.5 metre length of stone wall measuring 0.4 metres high is also to be formed within the garden. The depth of the existing garden when measured from the edge of the pavement to the application property measures 6.2 metres with the car parking space measuring 5.4 metres. It will be finished in a monobloc/concrete paviour combination. No gates are to be installed. The proposal also includes a material change to the extension granted in 13/00368/FUL to the existing rear outshoot. The extension will measure 3.7 metres in width, 1.4 metres in length and 3.4 metres high with a flat roof. It will be finished in smooth white render with a window and door facing into the courtyard.

The proposal shows the formation of four velux windows in the roof space. These were dealt with in the previous planning approval 13/00368/FUL and will not form part of the assessment of this application.

Scheme 1

The existing width of the opening has been reduced from 3.6 metres to 3 metres and a new section of wall measuring 1.5 metres in length and 0.4 metres in height is proposed within the garden area.

3.2 Determining Issues

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

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 proposal preserves or enhances the character and appearance of the conservation area;
- b) the proposed scale, design and materials are acceptable;
- c) the proposal will be detrimental to the amenity of neighbours;
- d) the proposal raises any road safety issues;

e) any impacts on equalities or human rights are acceptable; and

f) comments raised have been addressed.

a) Conservation Area

Grange Conservation Area Character Appraisal states that: *A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The character of the street is one where off street parking is provided to a number of properties on the north side of Sciennes Gardens (Nos 3-7). The formation of an additional parking space will require a 3 metre section of the low boundary wall and hedge to be removed including the existing tree. Similar size sections of wall have been removed to create the existing run ins along the length of the street and it is considered that the formation of this run in along with the loss of the wall and tree will not detract from the overall character and appearance of the conservation area.

The extension is located to the rear of the property and is not highly visible from public view. The proposed extension will not have a detrimental impact on the character and appearance of the conservation area.

b) Design, Scale and Materials

The proposed extension is materially different to the one consented in application 13/00368/FUL and is of a simple contemporary design which will not detract from the integrity of the original building. The extension will be subservient to the original building and is set to the rear where it is not highly visible. Whilst render is not characteristic of the area, within the immediate vicinity of the site render is used on the side extension of the application property and neighbouring building and in this context it is considered will not detract from the overall character and appearance of the conservation area.

c) Amenity

The extension has been assessed in terms of overshadowing and there will be no impact to the neighbouring property. As the extension is single storey and will be overlooking a shared courtyard, no privacy issues arise from the proposal. No privacy issues arise from the proposed rooflights or the window at first floor level.

d) Road Safety

The proposed run in will measure 6.2 metres in depth and will take up approximately 20 square metres of garden ground. This complies with the non statutory guideline. Transport Planning has no objections subject to a number of minor issues that can be dealt with as informatives.

e) Equalities

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

e) Public comments

Material Representations

- impact on the character and appearance of the conservation area- addressed in section 3.3a.
- traffic risks- addressed in section 3.3d.
- The proposed parking space does not comply with the non statutory guidelines - traffic risks- addressed in section 3.3d.

Non Material representations - none were raised.

Community Council Comments - no comments were received.

CONCLUSIONS

In conclusion, the proposal complies with the development plan and the minor and justifiable variation regarding the use of render in this location is acceptable in this location. The proposal is acceptable and is of an appropriate scale, form and design. The character of the conservation area will be preserved and enhanced. The proposal will not result in any road safety issues. There are no other material considerations which outweigh this conclusion and approval is recommended subject to the following informatives.

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

3.4 Conditions/reasons/informatives

Conditions:-

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.

4. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth).

5. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road.

6. Any gate or gates must open inwards onto the property.

7. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012.

8. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured.

9. The works to form a footway crossing must be carried out in accordance with "Development Roads - Guidelines and Specification See pages 5, 15 & 16 of www.edinburgh.gov.uk/downloads/file/9579/householder_guidance_2012

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 6 June 2014 and five letters of objection were received. Three of these was from neighbouring residents, one from the Grange Association and one from the Ward Councillor

The main grounds of objection are as follows:-

- Impact on the character and appearance of the conservation area
- Traffic risks
- The proposed parking space does not comply with the non statutory guidelines

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

Edinburgh City Local Plan - Urban Area.

Date registered

2 June 2014

Drawing numbers/Scheme

01-10a,11,

Scheme 2

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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.

Other Relevant policy guidance

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Appendix 1

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Consultations

TRANSPORT PLANNING

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*
 - 2. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*
 - 3. Any gate or gates must open inwards onto the property;*
 - 4. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;*
 - 5. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured;*
 - 6. The works to form a footway crossing must be carried out in accordance with Development Road Guidelines and Specification.*
- See pages 5, 15 & 16 of
www.edinburgh.gov.uk/downloads/file/9579/householder_guidance_2012*

Location Plan



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