

Full Planning Application 05/04084/FUL
at
17A Cluny Place
Edinburgh
EH10 4RH

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/04084/FUL, submitted by Mr + Mrs Docherty. The application is for: **Alterations to existing dwelling**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is a two-storey mews property, one of three located to the rear of 1-15 Cluny Place. The site is accessed by a lane located on the corner of Cluny Avenue and Cluny Place.

The site is surrounded by properties of a residential nature. Located to the north of the site is Egypt Mews, to the south, the property is bound by a railway line.

The property is located within the Morningside Conservation Area, it is not listed.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal comprises of the removal of the existing window on the ground floor front elevation and replace with double doors, the removal of the existing window on the first floor front elevation and replace with double doors and steel balustrade and timber handrail.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance 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 proposal will be detrimental to the character and appearance of the conservation area
- b) Will there be any adverse effect upon residential amenity

a) The Morningside Conservation Area is described in the local plan as follows;

A predominantly residential area characterised by Victorian and Edwardian villas with pockets of tenemental development at Woodburn Terrace and Comiston Road. South of the railway the streets of villas were laid out on the

Braid Estate by R Rowand Anderson, the 'feuing architect'. Substantial garden grounds and mature trees are a feature of this area.

The double doors to replace the ground floor window on the front elevation are to be double glazed white uPVC frames to match that of the existing windows. The width of the opening will not be altered and shall remain as it is.

The double doors to replace the first floor window on the front elevation are to be double glazed white uPVC frames to match that of the existing windows. The width of the opening will not be altered and shall remain as it is.

The steel balustrade will be 1m in height and shall have a timber handrail, this will protrude 350mm from the building. An existing slit window is to be replaced with clear glazing.

Due to the fact that there are a number of differing window designs within the courtyard, and also taking into account that a number of existing windows are uPVC frames, it is considered that the design and scale of the windows and balustrade are acceptable and will not have a detrimental impact on the character and appearance of the conservation area.

b) The window openings on the property are located 9m from the building opposite. However, due to the fact that the windows on this elevation are existing, the fact that they are not directly opposite the windows on the adjacent property, and that no additional openings are being introduced into the building, there will be no intensified loss of privacy to the detriment of residential amenity and is therefore acceptable.

The flat roof buildings to the rear of the property, located in Egypt Mews, lie directly on the rear boundary of the applicant's property. There would be no loss of privacy or overshadowing as a result of the proposals.

The existing slit glazing is to be replaced with clear glazing. As this is an existing opening, taking into account the size of the opening, and also that the window does not look directly into any neighbouring window, there would be no increased loss of privacy and is therefore acceptable.

In conclusion the proposals will have no adverse impact upon the character and appearance of the conservation area or residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	6 December 2005
Drawing numbers/ Scheme	1-4

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 gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 17A Cluny Place
Edinburgh
EH10 4RH
Proposal: Alterations to existing dwelling
Reference No: 05/04084/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 16 December 2005, three letters of representation has been received, raising the following points

- Adverse impact on the character and appearance of the building and conservation area
- Adverse impact upon residential amenity from loss of privacy and noise.

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

The property is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

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

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 **GRANTED**

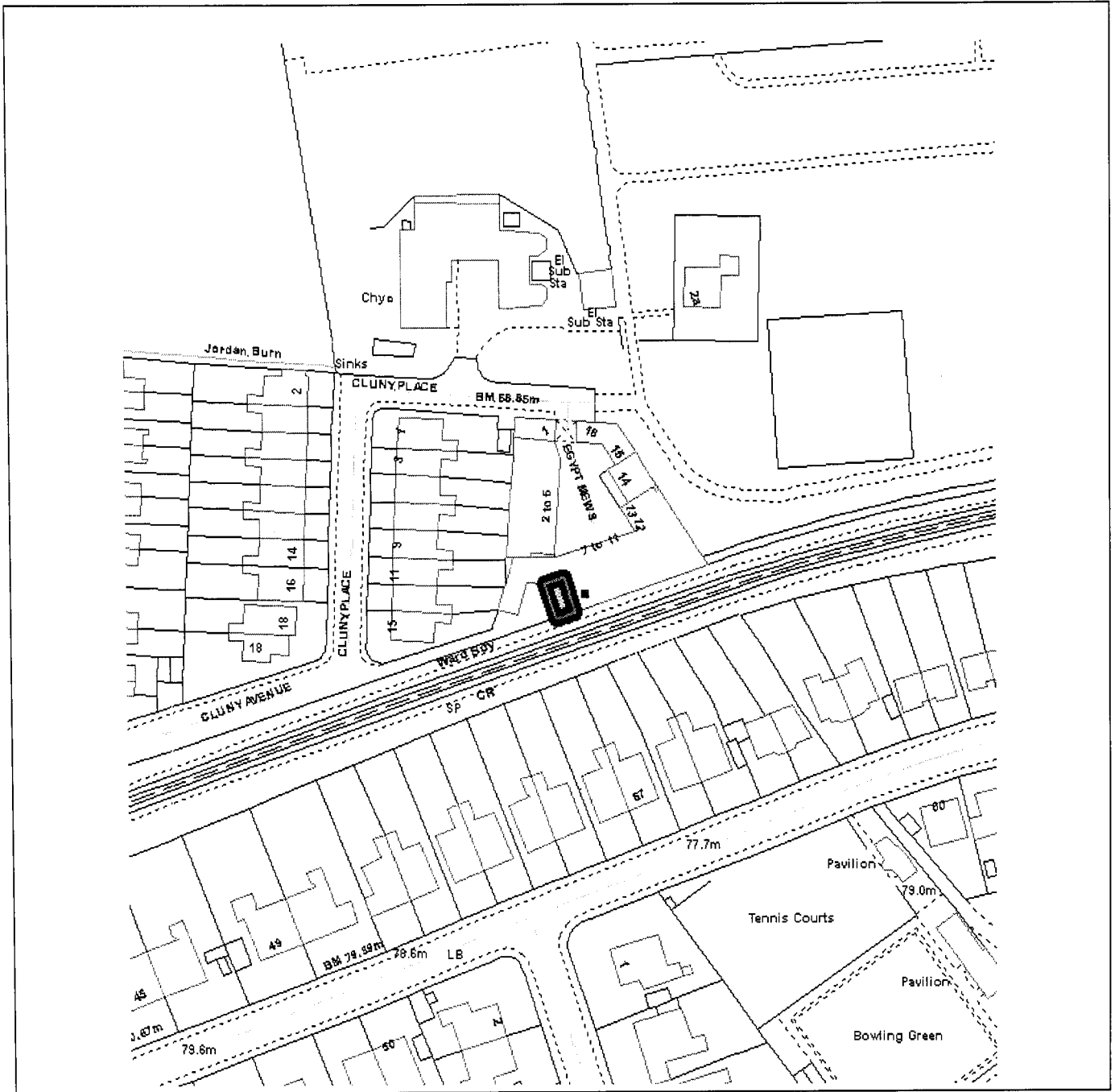
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The rooflights shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

End



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PLANNING APPLICATION

Address	17A Cluny Place, Edinburgh, EH10 4RH		
Proposal	Alterations to existing dwelling		
Application number:	05/04084/FUL	WARD	46- North
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			