

# Development Management Sub Committee

Wednesday 12 August 2015

**Application for Planning Permission 15/02078/FUL  
At 2 Abercorn Cottages, Edinburgh, EH15 3QB  
Redevelopment of existing house, installation of new  
windows and external doors, new rooflights, new attic  
dormer extension, new staircases, new services and  
finishes.**

<b>Item number</b>	7.1
<b>Report number</b>	
<b>Wards</b>	A14 - Craigentinny/Duddingston

## Summary

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The amended proposals comply with the development plan and represent a minor, acceptable infringement to the non-statutory Guidance for Householders relating to window distances from boundaries. The design, height and scale of the amended proposals are acceptable and, alongside the proposed materials, will not be detrimental to the conservation area or neighbouring listed building. The proposal will not be detrimental in terms of amenity. There are no material considerations which outweigh this conclusion.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LPC, CITD11, CITE6, NSG, NSHOU, NSLBCA, CRPDUD,
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# Report

## **Application for Planning Permission 15/02078/FUL At 2 Abercorn Cottages, Edinburgh, EH15 3QB Redevelopment of existing house, installation of new windows and external doors, new rooflights, new attic dormer extension, new staircases, new services and finishes.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The application site is a mid terraced, two storey house, forming part of a terrace of three houses of a similar style, known as Abercorn Cottages, within Duddingston Village.

The site is accessed along a small footpath from the eastern end of The Causeway, adjacent to the Category B listed 'Bonnie Prince Charlie House' (Ref: 28492) and no vehicular access is available to the site. The properties at 2 and 3 Abercorn Cottages are accessed by passing through the front gardens of the adjacent properties.

The majority of the existing windows to properties in Abercorn Cottages are located on the front (north facing) elevation.

Abercorn Cottages form the northern leg of a 'U shaped' block of adjoining properties facing onto The Causeway and Duddingston Road West. Within the central courtyard area, formed by the rear elevations of these buildings, are areas of amenity space including private areas of garden ground and a small parking area.

The surrounding area, beyond the terrace, features a variety of property styles and ages, including older properties facing onto the Causeway, and modern style flats on Duddingston Road West.

This application site is located within the Duddingston Conservation Area.

#### **2.2 Site History**

There is no relevant planning history for this site.

## **Main report**

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### **3.1 Description Of The Proposal**

At the present time, the property features four timber framed windows on the front elevation and one window at ground floor level on the rear elevation.

On the front elevation, the application proposes the formation of one additional window opening above the main entrance to the property and two conservation style rooflights on the roofslope.

On the rear elevation, it is proposed to form three new window openings at first floor level and two door openings at ground floor level, facing into a small strip of garden within the ownership of the site. In addition, a new dormer window is proposed on the rear roofslope which will extend 2.2m wide. The dormer roof and cheeks will be formed in grey standing seam metal, with brick cladding to the central mullion.

The materials for the new windows and doors are white painted timber frames, with the existing window frames on the front elevation to be upgraded.

The entire roof of the property is also proposed to be re-slatted from the existing Scotch slate, which is in poor condition, to Cupa H3 Spanish slate.

#### Previous scheme

The original application has been revised to remove a door and juliette balcony proposed at first floor level on the rear elevation and has now been replaced with a further timber sash and case window.

### **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 is an acceptable scale, form and design;
- b) The proposal will preserve or enhance the character and appearance of the conservation area;

- c) The proposal will cause an unreasonable loss to neighbouring amenity;
- d) Any impacts on equalities and human rights are acceptable; and
- e) Any comments raised have been addressed.

a) Scale and Form

The proposal does not increase the footprint of development at the application site and will not result in overdevelopment. The proposal does not result in the loss of any private amenity space or loss of green space or habitat.

The property currently receives very little direct sunlight into rooms of the house as a result of the north facing windows and would not meet current design standards. In addition, the only access to the narrow garden strip is through the existing bathroom window at the rear of the property. The formation of the additional openings and windows on the property are an acceptable design, which will significantly alter, but not detract from the appearance of the property.

The adjacent property at 1 Abercorn Cottages has been altered, with the formation of an access door to the rear garden and additional rear windows for daylight approved.

The proposed use of timber framed windows and doors are compatible with the existing building and the character and appearance of the surrounding area.

The use of a brick mullion in the proposed dormer window will reinforce the vertical emphasis of the existing brickwork chimneys on the property. The dormer will occupy 25% of the average roof width and will be set down from the ridge of the roof, with visible expanses of slate on all sides.

The proposal is an acceptable scale, form and design and complies with policy Des 11 of the Edinburgh City Local Plan and non-statutory Guidance for Householders.

b) Impact on the Duddingston Conservation Area

The Duddingston Conservation Area Character Appraisal identifies that the architectural character of the area is defined by *'a combination of architectural styles with unity achieved through consistency in key elements: stone walls, natural materials and mature large gardens. Predominance of traditional building materials, particularly of natural stone and slate, which contribute to the unified architectural character. Timber sash and case windows found in nearly all buildings whatever their date.'*

Edinburgh City Local Plan policy Env 6 highlights the importance of preserving the character and appearance of the conservation area and that materials used are appropriate to the historic environment.

There are a wide range of property styles and ages within the immediate surrounding area of the application site, many of which have been altered in the past.

Although there are no dormer windows currently facing onto the courtyard from the adjoining properties, the use of standing seam metal for the dormer cheeks and roof will reflect the traditional lead dormers found elsewhere within the Duddingston Conservation Area.

The proposed new window openings will feature timber framed, sash and case windows to match the originals at the property. The installation of doors at ground floor level would be a discreet addition which would be predominantly screened by a boundary fence.

The loss of Scotch slate from the roof is also acceptable in these circumstances as the two properties which adjoin the application site have previously been re-roofed using darker Spanish slate.

None of the proposed alterations to the property would be visible from the public highway and the proposals will have no adverse impact on the character and setting of the neighbouring listed building at 8-10 The Causeway.

#### c) Residential Amenity

The proposed alterations to the property will not result in a loss of sunlight or daylight to neighbouring properties.

In terms of the privacy issues created by the proposals, the non-statutory Guidance for Householders states that '*18m is the minimum recommended distance between windows, usually equally spread so that each property's windows are 9 metres (10 metres for a dormer) from the common boundary.*

The proposed window and rooflights on the front elevation of the property will overlook the front garden of the application site only, and no privacy issues are created.

On the rear elevation, the property features only a narrow strip of garden ground, measuring a maximum of 1.3m wide. As a result the proposal fails to meet the recommendations of Guidance for Householders.

However, the proposed windows and dormer will not directly face into existing windows of neighbouring residential properties, with the nearest facing windows being at the rear of properties on Duddingston Road West and Dunsapie Court, 22m away.

In addition, the private rear garden ground which lies beyond the rear boundary of the application site is already heavily overlooked, with all properties surrounding the courtyard, with the exception of 2 and 3 Abercorn Cottages, having windows on the rear elevation.

The additional overlooking which would be created by this application would not result in a significant loss of privacy to neighbouring properties.

The amended proposals result in a minor, acceptable infringement to the non-statutory Guidance for Householders. An acceptable level of neighbouring residential amenity will be achieved.

#### d) Equalities and human rights

The application has been assessed and there will be no adverse impact on equalities or human rights.

#### e) Public Comments

A total of 41 letters of objections were received in relation to the application from members of the public, including one petition.

#### **Material considerations**

- The proposed development fails to preserve or enhance the special character and appearance of the Duddingston Conservation Area and is inconsistent with the Duddingston Conservation Area Character Appraisal. (This has been addressed in Section 3.3b);
- The proposal is contrary to Edinburgh City Local Plan policy Env6. (This has been addressed in Section 3.3b);
- The proposal fails to make use of traditional materials and construction techniques. (This has been addressed in Section 3.3b);
- The introduction of eight windows on the rear elevation would overwhelm and dominate the original form and appearance of the property. (This has been addressed in Section 3.3a);
- The Duddingston Conservation Area Character Appraisal states that 'timber sash and case windows are found in nearly all properties, whatever their date.' (This has been addressed in Section 3.3b);
- The proposed dormer is neither original or to any historic design and overdominates the roof plane of the property. (This has been addressed in Section 3.3a);
- The proposal is contrary to Edinburgh City Local Plan policy Des 11 in that it will result in an unacceptable loss of privacy to neighbouring properties and garden ground. (This has been addressed in Section 3.3c);
- The proposal is contrary to the Second Proposed LDP. (The relevant policies are the same as in the Edinburgh City Local Plan);
- Further erosion to the character and appearance of the conservation area is at a critical point. (This has been addressed in Section 3.3b);
- The proposals would adversely affect the setting of the neighbouring B listed 'Bonnie Prince Charlie' house. (This has been addressed in Section 3.3b);
- The application site was originally designed to have no rear windows and the introduction of these would adversely affect the character of the property. (This has been addressed in Section 3.3b); and
- The changes proposed on to the fenestration pattern on the front elevation of the property would be detrimental to the character of this short terrace. (This has been addressed in Section 3.3b).

#### **Non material considerations**

- There would be no room for the proposed patio doors to open within the narrow strip of garden ground;

- Impact on neighbours as a result of noise, cooking smells and drainage sounds as a result of the proposed alterations;
- Approval of this application would create an undesirable precedent for future alterations to properties within the Duddingston Conservation Area; and
- There are a variety of existing property styles within Duddingston Village and the existing property types should not be altered, occupants should chose to live in properties currently suitable for their needs.

The amended proposals comply with the development plan and represent a minor acceptable infringement to the non-statutory Guidance for Householders. The design, height and scale of the amended proposals are acceptable and alongside the proposed materials, will not be detrimental to the conservation area or neighbouring listed building.

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

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

#### **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. 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.
3. 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.

### **Financial impact**

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

There are no financial implications to the Council.

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

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

## **Equalities impact**

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### **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**

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### **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**

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

Pre-application discussions took place on this application.

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

The application attracted 41 letters of objection, including a further 60 signature petition. The main issues raised within the objections are detailed within the report.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The property is located within an urban area, in the Duddingston Conservation Area.

### **Date registered**

1 May 2015

### **Drawing numbers/Scheme**

02A and 03A,

Scheme 2

## **David R. Leslie**

Acting Head of Planning and Building Standards

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## **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.

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.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Duddingston Conservation Area Character Appraisal emphasises the substantial green setting which provides a rural appearance, the landscaped setting around Duddingston House which is a critical element of the spatial structure, the predominance of traditional building materials and the mainly residential use.

# Appendix 1

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## Consultations

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No consultations undertaken.

## Location Plan

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