

Full Planning Application 05/03532/FUL
at
53 Moira Terrace
Edinburgh
EH7 6SS

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03532/FUL, submitted by Mr Meldrum. The application is for: **Erect porch to front and formation of dormers**

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

2 The Site and the Proposal

Site description

The property is a two-storey, mid-terrace dwelling house fronting onto Portobello Road. It is one of thirteen properties located within an 'L' shaped building fronting onto both Portobello Road and forming the corner with Christie Miller Avenue.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal is for the formation of a front and rear dormer and a front porch extension. The dormers have been amended to introduce more fenestration.

The amended scheme provides pitched roofs over the dormers and a greater proportion of glazing in the main faces, the remainder, including cheeks are to be rosemary tile to match the existing roof. The apex of the amended dormers extends to 0.4 metres from the ridge.

The front porch would project 0.7metres from the front of the main dwelling, and would infill under the existing front canopy.

A velux window, proposed on the front roof plane, is permitted development.

Previous Schemes

Scheme 1

The two dormers are flat roofed, box type dormers the main faces of which are not primarily glazed, 13% to the front and 39% to the rear. Both dormers measure 1.5 metres in width on a roof plane measuring 4.2 metres in width (35%). The dormers would be set down 0.6 metres from the roof ridge and 0.7 metres up from the eaves.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 the determining issues, the Committee needs to consider whether;

- a) The proposal will adversely affect the character of the existing building or the surrounding area; and
 - b) There will be any loss of residential amenity as a result of the proposals.
- a) The proposed front porch is of a simple design and would infill under the existing canopy, with no detrimental impact upon the character and appearance of the house or of the street scene.

The dormers are marginally larger than one third of the width of the roof plane, as prescribed in the Council's Non-Statutory guidelines in respect of House Extensions. However, it is considered that the amended scheme, with a pitched roof, sits comfortably within this part of the overall roof of the terrace. Although the proposal represents the first dormers on this terrace there are numerous other examples of such dormers on terraces in close proximity to the site on both sides of the road.

The proximity of the amended dormers to the existing ridge of the roof also marginally exceeds the guideline of 0.5 metres. Nonetheless, the amended design of dormer is more sympathetic to the overall building and as such the small variation is acceptable in this instance.

b) An objection has been raised with respect to the potential for overlooking and overshadowing to the rear of a neighbouring property. It is considered that given the current situation that neighbouring properties have windows to the rear, that the proposed rear facing dormer would not result in any further significant reduction in privacy. Any overshadowing would fall onto the existing roof. The proposal complies with the Council's Non-Statutory guidelines in respect of Daylighting Privacy and Sunlight.

In conclusion, the proposal will not have any adverse impact upon the character or appearance of the terrace or the wider street scene or upon any existing residential amenity.

It is recommended that the Committee approve this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
Ward affected	39 - Portobello
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing & Compatible Uses
Date registered	20 October 2005
Drawing numbers/ Scheme	01, 02 & 04 Scheme 2

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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: 53 Moira Terrace
Edinburgh
EH7 6SS
Proposal: Erect porch to front and formation of dormers
Reference No: 05/03532/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection was received. Those concerns raised are summarised as follows:

- loss of sunlight to rear gardens and rear facing windows, and
- loss of privacy.

Other points raised are not material.

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 proposal is subject to the Housing and Compatible Use policies of the North East Edinburgh Local Plan.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Appendix B



Application Type Full Planning Application

Application Address: 53 Moira Terrace

Edinburgh

EH7 6SS

Proposal: Erect porch to front and formation of dormers

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

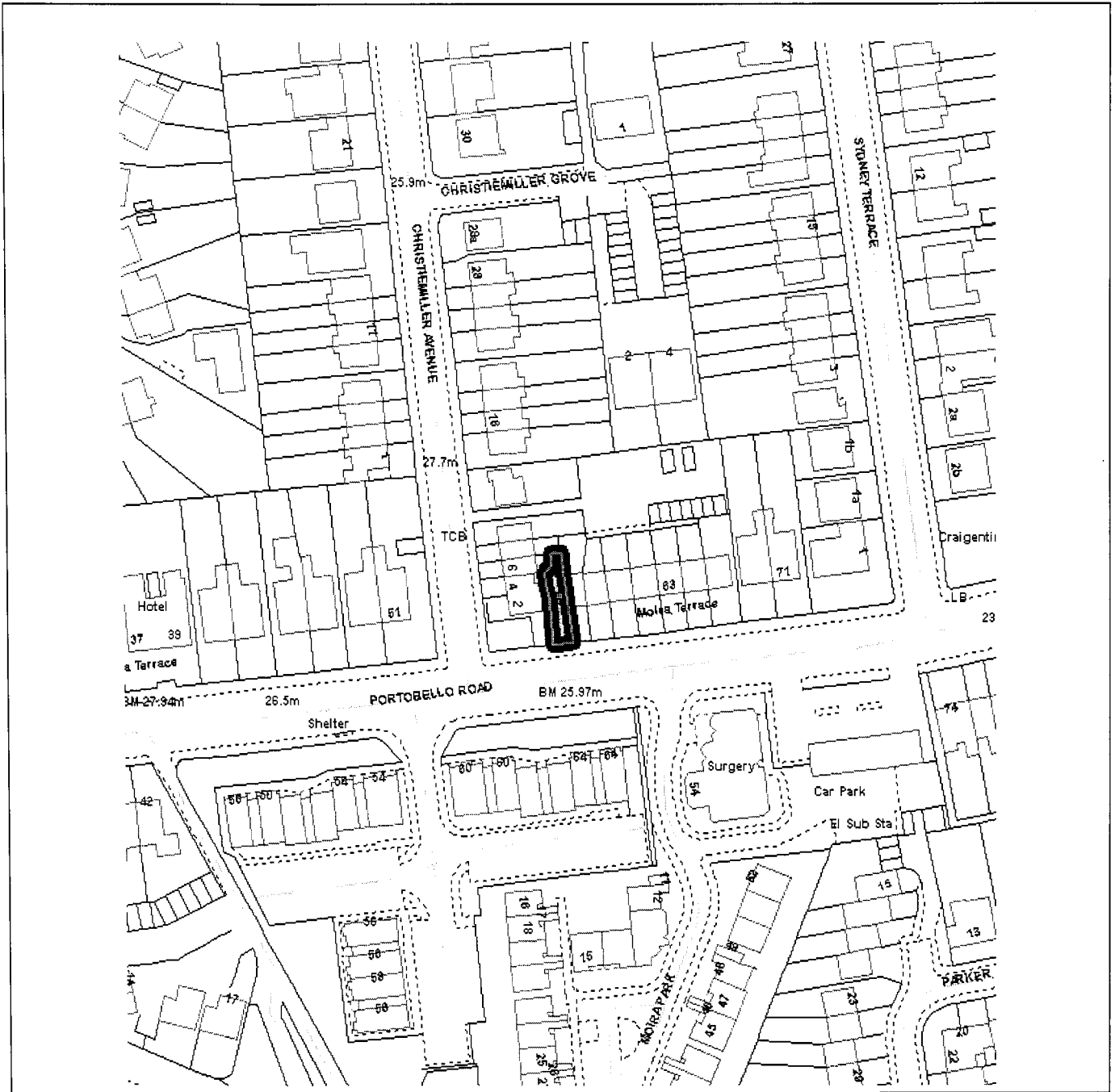
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

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Proposal	Erect porch to front and formation of dormers		
Application number:	05/03532/FUL	WARD	39- Portobello
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			