

DECISION NOTICE AND REPORT OF HANDLING

Application address - 14 Ulster Drive Edinburgh EH8 7JF

Application Ref. No - 15/00952/FUL

Review Ref No - 15/00075/REVREF

Review Lodged Date 16.06.2015

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Gary Mees Architectural Technology.
15 The Firs
Dalgety Bays
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KY11 9UH

Mr Mrs Stuart Aitchison
14 Ulster Drive
Edinburgh
EH8 7JF

Date: **19 May 2015**,

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

**DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS
2013**

Attic conversion including the introduction of front and rear dormer, with extended roof ridge.

At 14 Ulster Drive Edinburgh EH8 7JF

Application No: 15/00952/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 March 2015, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, as it is not compatible with the character of the existing building and will be detrimental to neighbourhood amenity and character. The proposal would unbalance the existing symmetrical relationship between the application property and its neighbour. It would introduce a visually incongruous and obtrusive addition to the immediate streetscape, to the detriment of neighbourhood amenity and character.
2. The application is contrary to the non-statutory Guidance for Householders. The pitch and form of the proposed extended ridge line and resulting 'gablet', would not be compatible with the existing building and would appear intrusive and clumsy, upsetting the appearance of the house. The proposed dormers would form a significantly dominant and bulky feature on the roof.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The scale, form and design of the proposed alterations are not compatible with the character and appearance of the existing building. The proposed alterations would be detrimental to neighbourhood amenity and character. This is in contrary to local plan policy Des 11 and the non-statutory Guidance for Householders. The proposal is unacceptable. Refusal is recommended, there are no material considerations which outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Peter Martin directly on 0131 469 3664.

D R Leslie

David R. Leslie

Acting Head of Planning and Building Standards

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at eplanning (<https://eplanning.scotland.gov.uk/WAM/>) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 15/00952/FUL

At 14 Ulster Drive, Edinburgh, EH8 7JF

Attic conversion including the introduction of front and rear dormer, with extended roof ridge.

Item	Local Delegated Decision
Application number	15/00952/FUL
Wards	A14 - Craigentinny/Duddingston

Summary

The scale, form and design of the proposed alterations are not compatible with the character and appearance of the existing building. The proposed alterations would be detrimental to neighbourhood amenity and character. This is in contrary to local plan policy Des 11 and the non-statutory Guidance for Householders. The proposal is unacceptable. Refusal is recommended, there are no material considerations which outweigh this conclusion.

Links

Policies and guidance for this application LPC, CITD11, NSG, NSHOU,

Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below..

Background

2.1 Site description

The application site is a semi-detached bungalow on the north side of Ulster Drive. There is a garden to the front and rear of the property. The surrounding area is predominantly residential.

The adjoining property (16 Ulster Drive) has no roof alterations, with the exception of rooflights on the front, side and rear elevation.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes to extend the roof ridge line by 3.10 metres, to accommodate the formation of a front elevation dormer and a rear elevation dormer.

The extended ridge line will form a suppressed gable, technically known as a gablet, on the existing hipped roof side elevation. The new gablet includes one semi circular timber framed window. The 'gablet' will be finished in vertical redwood lining. The extended ridge line is to be finished in slate to match the existing roof.

Both the front and rear elevation dormers are 3.59 metres in width, set back 2.56 metres from the eaves and set down 1.02 metres from the ridge. The dormers are to be finished with vertical slate cheeks and painted plywood fascias. All dormer windows are to be white upvc.

3.2 Determining Issues

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, it needs to be considered whether:

- a) The proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;
- b) The proposal will cause an unreasonable loss to neighbouring amenity;
- c) Any impacts on equalities or human rights are acceptable;
- d) Any comments raised have been addressed.

a) Policy Des 11 of the Edinburgh City Local Plan states that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building.

The non-statutory Guidance for Householders requires alterations to the roof and the formation of dormers to be compatible and sympathetic with the existing building. The pitch and form of the proposed extended ridge line and resulting 'gablet', would

not match that of the existing roof and would appear intrusive and clumsy, upsetting the appearance of the house.

The proposed dormers would occupy 60% of the existing roof length and 58% of the proposed extended roof length; and would form a significantly dominant and bulky feature on the roof.

Policy Des 11 of the Edinburgh City Local Plan states that planning permission will be granted for alterations and extensions to existing buildings which will not be detrimental to neighbourhood amenity and character. Although there are a limited number of similar developments within the wider area, there are no examples of this design within the immediate vicinity. The proposal would unbalance the existing symmetrical relationship between the application property and its neighbour. It would introduce a visually incongruous and obtrusive addition to the immediate streetscape.

It should be noted that the examples of similar alterations in the wider surrounding area were granted planning permission prior to the current policies and guidelines of the Edinburgh City Local Plan and the non-statutory Guidance for Householders. The existence of similar examples in the wider surrounding area, therefore, does not justify approval of this proposal.

The proposal is not of an acceptable scale, form and design and will be detrimental to neighbourhood character. This is contrary to local plan policy Des 11 and the non-statutory Guidance for Householders.

b) The proposal raises no daylighting or overshadowing issues.

The proposed dormers would be over 23 metres from the nearest facing windows and comply with the privacy requirements of the non-statutory Guidance for Householders.

The proposal will not cause an unreasonable loss to neighbouring amenity.

c) The application was assessed in terms equalities and human rights. No impact was identified.

d) No comments were received.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, as it is not compatible with the character of the existing building and will be detrimental to neighbourhood amenity and character. The proposal would unbalance the existing symmetrical relationship between the application property and its neighbour. It would introduce a visually incongruous and obtrusive addition to the immediate streetscape, to the detriment of neighbourhood amenity and character.
2. The application is contrary to the non-statutory Guidance for Householders. The pitch and form of the proposed extended ridge line and resulting 'gablet', would not be compatible with the existing building and would appear intrusive and clumsy, upsetting the appearance of the house. The proposed dormers would form a significantly dominant and bulky feature on the roof.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

David R. Leslie

Statutory Development

Plan Provision Edinburgh City Local Plan - Urban Area.

Date registered 6 March 2015

Drawing numbers/Scheme 01-04

Scheme 1

Acting Head of Planning and Building Standards

Contact: Peter Martin, Planning officer

E-mail: peter.martin@edinburgh.gov.uk Tel: 0131 469 3664

Links - Policies

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.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Appendix 1

Consultations

No Consultations received.

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