

**Full Planning Application 05/03264/FUL
at
3 Mortonhall Road
Edinburgh
EH9 2HS**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/03264/FUL, submitted by Mr + Mrs Afshar. The application is for: **Erect new garden room extension, and minor alterations to existing house**

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

2 The Site and the Proposal

Site description

The application site is a one and a half storey to two storey, traditional built, sandstone dwelling house. The dwelling house is linked to the dwelling to the west, by the existing garage.

The property is located within the Grange Conservation Area.

Site history

Outline planning permission granted for single dwelling house 2/8/84 (ref; 2513/83).

Planning permission granted for side extension 13/4/88 (ref; 2696/87).

Erect new garden room extension, and minor alterations to existing house
REFUSED 02.02.2005 04/04403/FUL

Description of the Proposal

The application relates to a proposed one and a half storey extension on the East Side of existing dwelling house. The proposed extension is single storey at the front and incorporates a lower ground floor level, to the rear, where it is built into the existing slope. The extension is 5.7 metres wide and 4.2 metres long at lower ground floor level and 4 metres wide by 6.1 metres long at upper ground floor level. A timber decking area with a glazed barrier, is incorporated on the exposed part of the roof of the lower ground floor extension. The extension has a flat roof and is finished with stone with large areas of glazing. The sliding windows at lower ground and ground floor level are oak framed.

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 of this is not the case;
- Do the proposals comply with the development plan?
- If the proposals do not 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 would detract from the character or appearance of the existing dwelling house or the conservation area and
- b) The proposal would be detrimental to residential amenity.

a) Although the existing house plot is generous in size, the dwelling house, together with the two storey element of the extension would occupy approximately 21% of the overall plot area. This marginally exceeds the 20%

maximum built area recommended in the villa guidelines. Well over 60% of green space would, however, remain within the plot area, in compliance with Villa Policy CD16 and associated guidelines. The proposal is not therefore considered to detract from the spatial character of the conservation area.

The proposed extension is of a contemporary style and would form a strong contrast with the design and appearance of the existing, traditional style, dwelling house and the surrounding conservation area. A previous application was submitted which used timber cladding instead of much of the stone included on the current application. Contemporary designs are generally encouraged through the planning guidelines on house extensions. Such designs should, however, be compatible with the character of the original building and not detract from the character of the surrounding area, which in this case includes the Grange Conservation Area. In this case the design is of high quality and relates well to the original dwelling. The design of the proposed extension is compatible with the form and proportions of the existing building and with the character and appearance of the surrounding conservation area.

b) The application site is at a particularly prominent location, being situated on a corner plot, with frontages on to the public road, on three sides. The site is also at an elevated position, in relation to the terraced dwellings on Glenisla Gardens, to the south and east of the site. An existing, mature hedge runs along the boundary of this property with the public road, which partially screens the lower part of this dwelling house.

The proposed extension is over 10 metres from properties on Glenisla Terrace. The proposal will not have any adverse effects on neighbours related to overlooking and privacy.

It is recommended that the committee grants planning permission subject to a condition requiring samples.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Jeffery on 0131 529 3464
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	27 September 2005
Drawing numbers/ Scheme	01 - 04 Scheme 1

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 3 Mortonhall Road
Edinburgh
EH9 2HS
Proposal: Erect new garden room extension, and minor alterations to existing house
Reference No: 05/03264/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on the 14th October 2005. One letter has been received from a neighbour objecting to the proposals on the following grounds.

1. Loss of Privacy
2. Out of context with the surrounding area.

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 application site is located within an Area of Housing and Compatible Uses as identified in the Central Edinburgh Local Plan

Relevant Policies:

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 CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

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.

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.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

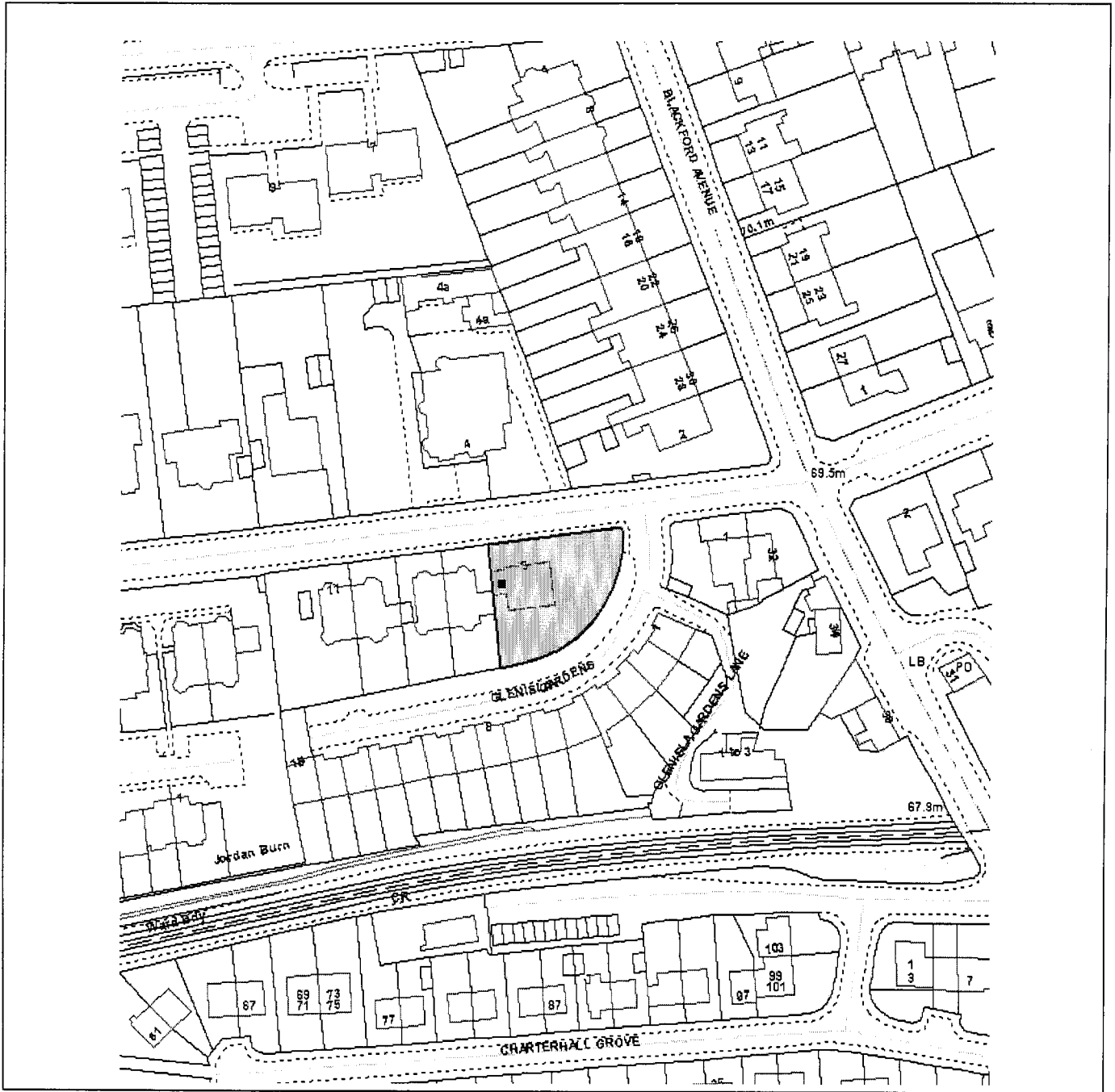
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed stone shall be submitted to and 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End



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PLANNING APPLICATION

Address	3 Mortonhall Road, Edinburgh, EH9 2HS
Proposal	Erect new garden room extension, and minor alterations to existing house

Application number:	05/03264/FUL	WARD	46- North
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THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY