

**Full Planning Application 05/03203/FUL**  
**at**  
**15 2F1 Plewlands Terrace**  
**Edinburgh**  
**EH10 5JX**

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

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**1 Purpose of report**

To consider application 05/03203/FUL, submitted by D MacLeod. The application is for: **Install rooflights**

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 top floor flat in a on the west side of Plewlands Terrace. Surrounding properties are residential.

**Site history**

There is no relevant planning history for this site.

**Description of the Proposal**

It is proposed to install five rooflights on the roofslopes of the property, two to the front and three to the rear. They would be velux double glazed type with

the two to the front and central one to the rear measuring 980mm by 660mm. The other two on the rear elevation would measure 980mm by 780mm.

### **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 design of the proposal is acceptable,
- b) The proposals are detrimental to residential amenity.

a) The Velux windows would be flush with the roof planes of the property. As they follow the profile of the roof, there would be no impact on the roof form and the building as a whole. There would be only two Velux windows to the principle elevation and both are of an acceptable size which would not overwhelm the roof plane.

The addition of Velux windows on this property would not have an adverse impact on the appearance of the property or the character of the local area. The design is acceptable.

b) The proposed windows would not overlook private gardens less than nine metres away. There are no privacy issues.

Use of the property as a House in Multiple Occupation would need a separate application or under the licensing regime.

The increase of room numbers in a residential property would not give rise to an unacceptable increase in traffic generation or adversely affect street parking.

The proposals would not be detrimental to residential amenity.

It is recommended that Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Shepherd on 0131 529 3956 (FAX 529 3717)
<b>Ward affected</b>	51 - South Morningside
<b>Local Plan</b>	South West Edinburgh Local Plan; Draft West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential; Urban Area
<b>Date registered</b>	5 October 2005
<b>Drawing numbers/ Scheme</b>	1-3

#### **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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 15 2F1 Plewlands Terrace  
Edinburgh  
EH10 5JX  
**Proposal:** Install rooflights  
**Reference No:** 05/03203/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

Five letters of objection have been received from residential neighbours. The following material issues have been raised:

1. Unacceptable design and appearance,
2. Encourage HMOs,
3. Increased parking.

Other issues raised are legal or building control matters.

***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 site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

**South West Edinburgh Local Plan**

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

**Draft West Edinburgh Local Plan**

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

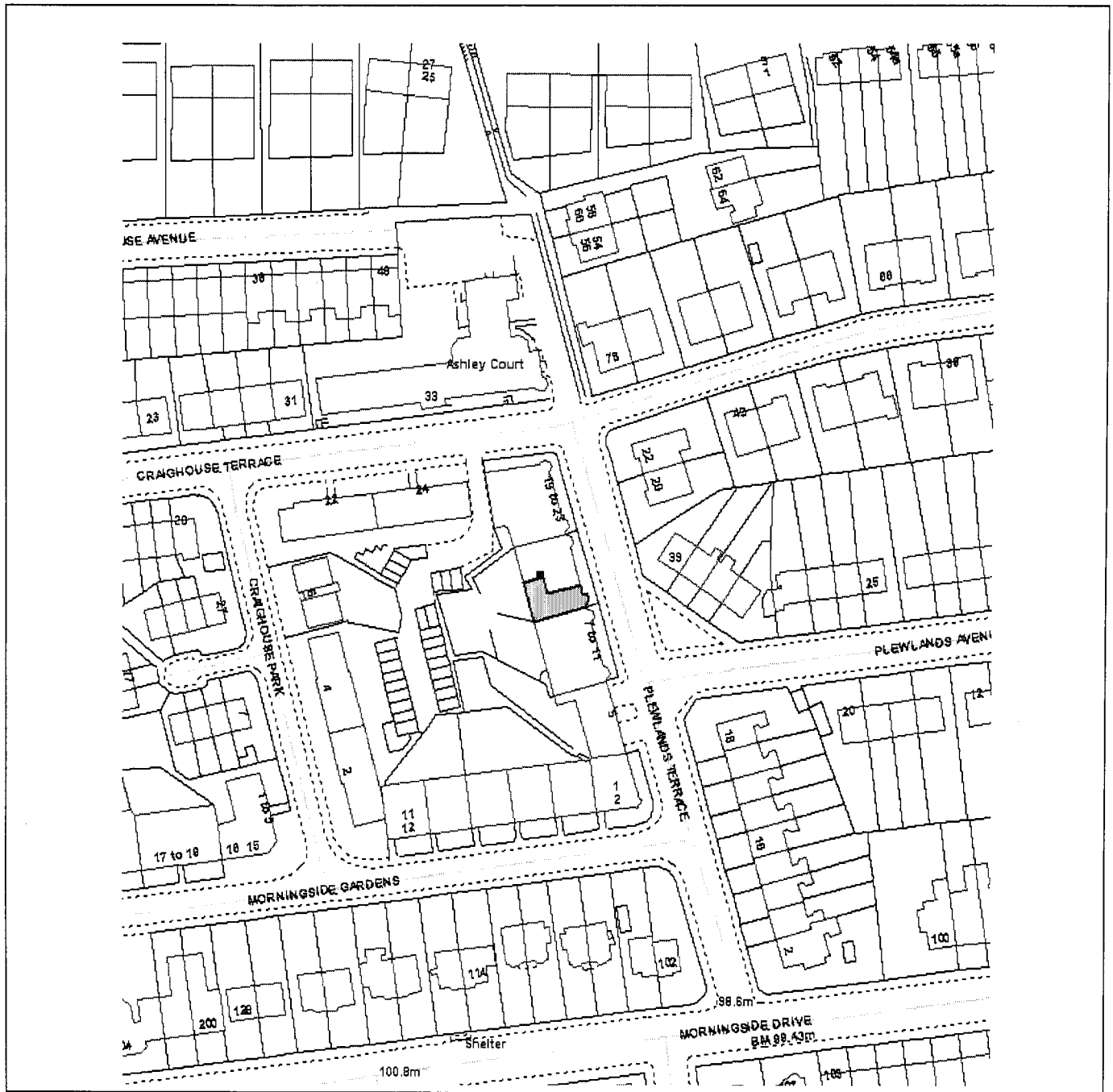
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

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

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# **PLANNING APPLICATION**

<b>Address</b>	<b>15 2F1 Plewlands Terrace, Edinburgh, EH10 5JX</b>		
<b>Proposal</b>	<b>Install rooflights</b>		
<b>Application number:</b>	<b>05/03203/FUL</b>	<b>WARD</b>	<b>51- South Morningside</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			