

## DECISION NOTICE AND REPORT OF HANDLING

Application address - 18 Northfield Park Edinburgh EH8 7QX

Application Ref. No - 16/02730/FUL

Review Ref No - 16/00085/REVREF

Review Lodged Date 11.08.2016

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HLP Architects Ltd.  
35 Joppa Road  
Edinburgh  
EH15 2HB

Mr Edwin Van Der Ven  
18 Northfield Park  
Edinburgh  
EH8 7QX

Date: **29 July 2016,**

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

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

New stair to attic, new dormer to rear of property and 2no. new rooflights.

At 18 Northfield Park Edinburgh EH8 7QX

**Application No:** 16/02730/FUL

## DECISION NOTICE

With reference to your application for Planning Permission registered on 31 May 2016, 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 proposed dormer would be a bulky and incongruous addition to the roofscape which would be detrimental to the character of the building and of the neighbourhood.

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

Drawings Drawings 01 to 06., 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 proposed dormer does not accord with neighborhood character, does not comply with local plan policy or with non-statutory guidance and is not acceptable. There are no material planning considerations which would justify approval.

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 Val Malone directly on 0131 529 3485.

*D R Leslie*

David R. Leslie

Acting Head of Planning and Building Standards

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## 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](mailto: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 16/02730/FUL

At 18 Northfield Park, Edinburgh, EH8 7QX

**New stair to attic, new dormer to rear of property and 2no. new rooflights.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	16/02730/FUL
<b>Wards</b>	A14 - Craigentenny/Duddingston

## Summary

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The proposed dormer does not accord with neighborhood character, does not comply with local plan policy or with non-statutory guidance and is not acceptable. There are no material planning considerations which would justify approval.

## Links

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<b><u>Policies and guidance for this application</u></b>	CITD11, NSHOU,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site is a modern two-storey, end terrace house on the south side of Northfield Park, opposite its junction with Northfield Park Grove. A run-in to the side leads to a garage set back from the road, with a second garage serving the adjoining property. There are front and rear gardens and the house has a tiled roof, harled walls with brick detail, a porch on the front elevation and a single-storey, flat roofed rear extension. All windows are uPVC.

### 2.2 Site History

No relevant planning history on Uniform for this property.

21 March 2002 planning permission was granted for alterations, including a rear dormer window at No 20 Northfield Park, (02/00243/FUL). This dormer represents 37% of the average width of the roof plane.

## Main report

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### 3.1 Description Of The Proposal

The application proposes the installation of a flat roofed dormer window on the rear roof plane, in materials to match those of the existing property.

The installation of "velux" roof lights on the front and rear roof planes are "permitted development" in terms of Class 2 B of the Town and Country Planning (General

Permitted Development) (Scotland) Order 1992, as amended. The installation of an internal stair between the first floor and attic and the conversion of the attic to habitable accommodation do not constitute development in terms of Section 26 of the Town and Country Planning (Scotland) Act 1997, as amended. These elements do not require to be assessed in the determination of this application.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 accord with 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). Dormer windows are not a characteristic of the Northfield residential area; since 1990 only two rear dormers have been approved in Northfield Park. The non-statutory "Guidance for Householders" allows for slightly larger dormers on rear elevations where they are not readily visible from public viewpoints, provided this fits in with the character of the building and the surrounding area. This guidance advises that dormers should be of such a size that they do not dominate the form of the roof, they should not come to the edges of the roof and there should be visible expanses of roof on all four sides. Where possible, dormers should align with the existing fenestration on the relevant elevation. This proposed dormer window does not meet this guidance - it comes to the edge of the roof apex, does not allow visible expanses of roof on all four sides and does not align with fenestration on that elevation. It is a bulky and incongruous addition which dominates the roof plane, particularly when viewed in conjunction with the set down and smaller roof dormer on the adjoining property and does not accord with the character of the building or the surrounding area. It does not comply with local plan Policy Des 11 or non-statutory guidance.

(b). There would be no effect on daylight to adjoining windows or sunlight (overshadowing) to adjoining properties. The proposed dormer would comply with the privacy requirements of the non-statutory "Guidance for Householders", being 16 metres from the rear boundary. The proposal will not result in an unreasonable loss of neighbouring amenity.

(c). There would be no impact on equalities and human rights.

(d). There are no public comments to be addressed.

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

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

#### **Reasons:-**

1. The proposed dormer would be a bulky and incongruous addition to the roofscape which would be detrimental to the character of the building and of the neighbourhood.

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

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

## **Equalities impact**

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### **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**

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### **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**

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

**David R. Leslie**

### **Statutory Development**

**Plan Provision** The application site is identified as being within the "urban area" in the adopted Edinburgh City Local Plan.

**Date registered** 31 May 2016

**Drawing numbers/Scheme** Drawings 01 to 06.

Scheme 1

Acting Head of Planning and Building Standards

Contact: Val Malone, Senior planning officer  
E-mail:val.malone@edinburgh.gov.uk Tel:0131 529 3485

### **Links - Policies**

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#### **Relevant Policies:**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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

## Appendix 1

### Consultations

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No consultations undertaken.

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