

**DECISION NOTICE AND REPORT OF HANDLING**

Application address - 25 Thornville Terrace Edinburgh EH6 8DB

Application Ref. No - 16/00282/FUL

Review Ref No - 16/00074/REVREF

Review Lodged Date 09.07.2016

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A449 Ltd.  
FAO Matthew Johnston  
266-268 Portobello High Street  
Edinburgh  
EH15 2AT

Miss Polly Griffiths  
25 Thornville Terrace  
Edinburgh  
EH6 8DB

Date: **22 April 2016**,

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

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

Timber clad dormer extensions to east and west roof of terraced property.

At 25 Thornville Terrace Edinburgh EH6 8DB

**Application No:** 16/00282/FUL

## DECISION NOTICE

With reference to your application for Planning Permission registered on 9 February 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 proposal would be a bulky and incongruous addition to both roof planes of the property, which would have a detrimental effect on its architectural integrity and appearance. In conjunction with neighbouring similar dormers, it would have a detrimental effect on the character and appearance of the Lochend Colony Conservation Area.

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

Drawings Drawings 01 to 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 proposal is not compatible with the character or architectural integrity of this colony-style building and does not comply with local plan Policies Des 11 or Env 6,

non-statutory guidance or the relevant Conservation Area Character Appraisal.  
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 16/00282/FUL

At 25 Thornville Terrace, Edinburgh, EH6 8DB

**Timber clad dormer extensions to east and west roof of terraced property.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	16/00282/FUL
<b>Wards</b>	A13 - Leith

## Summary

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The proposal is not compatible with the character or architectural integrity of this colony-style building and does not comply with local plan Policies Des 11 or Env 6, non-statutory guidance or the relevant Conservation Area Character Appraisal. There are no material planning considerations which would justify approval.

## Links

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**Policies and guidance for this application** CITD11, CITE6, CRPLOC, NSHOU,

# 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 stone-built, end terrace upper colony flat in a corner location where the north-east range of the block forming Thornville Terrace meets the spinal road which bisects this colony development. It is entered from the access road furthest from Lochend Road. The roof is slated and presently contains a number of rooflights. The adjoining upper flat was the subject of a recent refusal of permission for a box dormer and the three upper flats adjoining that all have box dormers of various forms on both roof planes.

This application site is located within the Lochend Conservation Area.

### 2.2 Site History

21 January 2022 planning permission refused for the formation of a parking area in the garden of No 25 Thornville Terrace, (01/04469/FUL).

12 April 2016 planning permission was refused for the insertion of a box dormer into the easterly facing roof plane of the adjoining upper colony flat at 7 Thornville Terrace (16/00306/FUL).

## Main report

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### 3.1 Description Of The Proposal

The application proposes the insertion of dormer windows on both the west and east facing roof planes of the property. The form of the dormers is such that they can be regarded as "box dormers". They would have single ply flat membrane roofs, be clad in dark grey stained larch and have triple glazed timber framed windows.

Proposed internal alteration do not constitute development in terms of Section 26 of the Town and Country Planning (Scotland) Act 1997, as amended, and do not require the benefit of planning permission.

### **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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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 proposal preserves or enhances the character and appearance of the conservation area and is compatible with the character of the existing building in terms of design and form, choice of materials and positioning;

b). The proposal will result in an unreasonable loss of neighbouring amenity;

c). The proposal will have any detrimental impact on equalities and human rights;  
and

d). Whether any comments raised have been addressed.

(a). The Colony Conservation Areas Character Appraisal emphasises the historic importance and unique architectural form of the colony developments in Edinburgh. They are typified by their enclosed setting, their small scale layout, high quality workmanship, detailed control of design and pedestrian emphasis. The Lochend Colonies consists of seven terraces of colony properties running east from Lochend Road. The first two terraces (Woodville and Woodbine Terraces) have many traditional style dormers but the character appraisal notes that the original form of a number of roofs elsewhere is affected by large box dormers.

The designation of the Colonies Conservation Areas is intended to demonstrate a commitment to positive action for the safeguarding and enhancement of their character and appearance. Whilst there are a number of examples of box dormers in the Lochend Colonies, the vast majority pre-date the designation of the conservation area. These structures are bulky and out of keeping with the colony style buildings, particularly where there are examples on both roof planes of adjoining properties. This proposal would undermine the character and appearance of the conservation area by introducing a feature which would erode the architectural integrity of the building. The Character Appraisal specifically notes that, where new dormers are acceptable, they should be in the style of a traditional bay type. The non-statutory guidance "Listed Buildings and Conservation areas" states that, within conservation areas, interventions need to be compatible with the historic context, not overwhelming or imposing. At present in the Lochend Colonies, there are a greater proportion of roofs that have no dormers or dormers which comply with policies and guidance but further non-complying interventions would alter this proportion and erode the character of the area.

Whilst the dormers are set down from the roof apex, they represent 76 % 9 (west) and 70% (east) of the average roof length. The advice in the non-statutory "Guidance for Householders" is that a single dormer should be no greater in width than 33% of the average roof length. The non-statutory guidance would allow for slightly larger rear dormers on rear elevations which are not publicly visible or readily visible from public viewpoints, which would not apply in this instance. This proposal is not a minor variation and would have a detrimental impact on the appearance of the property; it would dominate the roof plane and be a harmful alteration of its profile. In addition, it would be an overly dominant feature in the street scene, particularly combined with adjacent pre-existing box dormers. In this instance, the cumulative effect of proposed and pre-existing box dormers would be dominant and obtrusive and have a detrimental effect on the character of Thornville Terrace and of the conservation area. The majority of dormers in this colony development have slated cheeks, there do not appear to be any which use timber cladding. As such, the proposed material (larch cladding), would not be characteristic of the area and would be an obtrusive and incongruous treatment, which would not preserve or enhance the character or appearance of the conservation area. The proposal is not compatible with the character or architectural integrity of this colony style building and does not comply with local plan Policies Des 11 or Env 6, non-statutory guidance or the relevant Conservation Area Character Appraisal

b). Neighbouring amenity - there will be no adverse impact on loss of sunlight or overshadowing of any neighbouring properties. As a colony property, the dormer would directly overlook the garden areas of other colony flats; these are, however, already overlooked and there would be no undue additional impact on privacy and amenity.

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

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 proposal would be a bulky and incongruous addition to both roof planes of the property, which would have a detrimental effect on its architectural integrity and appearance. In conjunction with neighbouring similar dormers, it would have a detrimental effect on the character and appearance of the Lochend Colony Conservation Area.

### **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

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**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; this plan pre-dates the designation of the Edinburgh Colonies Conservation Area on 15 March 2013. The Edinburgh Local Development Plan (Second Proposed Plan) identifies it as being within the "urban area" and a conservation area.

### **Date registered**

9 February 2016

### **Drawing numbers/Scheme**

Drawings 01 to 04.

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.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

The Colony Conservation Areas Character Appraisals emphasise the historic importance and unique architectural form of the Colony developments in Edinburgh.

They are typified by their enclosed setting, their small scale layout, high quality workmanship, detailed control of design and pedestrian emphasis.

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

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## Appendix 1

### Consultations

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No consultations undertaken.

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