

# Development Management Sub Committee

Wednesday 23 November 2016

**Application for Planning Permission 16/04078/FUL  
At 99 Gilmore Place, Edinburgh, EH3 9PP  
Form 3 no new dormers, 2 no to the rear and 1 no to the front  
elevation; Fit timber sash and case windows to replace  
existing 3 no on the front elevation and one on rear  
elevation.**

<b>Item number</b>	4.3
<b>Report number</b>	
<b>Wards</b>	A10 - Meadows/Morningside

## Summary

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The proposal complies with the Development Plan and the Council's non-statutory guidelines. The character and appearance of the conservation area is preserved and the design is of an appropriate standard. There are no material considerations that outweigh this conclusion.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LPC, CITD11, CITE6, NSG, NSHOU, NSLBCA, CRPMAR,
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# Report

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## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The property is a semi-detached, traditional sandstone villa of a simple design. The surrounding area is residential in character, with neighbouring properties of a similar age and a mix of villas and tenements.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

### 2.2 Site History

13 February 2008 - Planning permission granted for the formation of one front and two rear dormer windows (application reference 07/04859/FUL).

- This scheme was not implemented and showed proposals similar to those subject to the current application. However the dormer windows proposed in this scheme were wider than the current proposals and featured a pitched roof.

15 February 2016 - Planning permission refused to form three new roof dormers, two at rear and one on front elevation and replace existing aluminium windows with uPVC double glazed windows (application reference 15/05749/FUL).

-This application was refused on the grounds that uPVC would be an inappropriate material in the conservation area, and the dormer windows, by virtue of not being set down from the ridge line of the property, would have an over dominant appearance on the roof slope.

## **Main report**

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### **3.1 Description Of The Proposal**

The application proposes the removal of an existing rear dormer window, and the formation of one new dormer to the front and two new dormers to the rear elevation of the property. The proposed dormers will feature timber fascias, slate cheeks and timber framed windows. The dormers are set down from the ridge by 0.5 metres.

In addition, it is also proposed to replace all existing aluminium windows on the front elevation of the property, and one window to the rear, with timber framed, sash and case, windows.

### **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, the Committee needs to consider whether:

- a) the proposal is of an acceptable scale, form and design and will not be detrimental to the character and appearance of the Marchmont, Meadows and Bruntsfield Conservation Area;
- b) the proposal will result in an unreasonable loss of neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) representations raise issues to be addressed.

#### a) Design and impact on the Conservation Area

*The Marchmont, Meadows and Bruntsfield Conservation Area is characterised by well proportioned Victorian tenemental perimeter blocks with Baronial detailing. The consistency of design gives the area integrity.. High quality local sandstone, slate roofs, timber sashes unify the different types and scales of housing. Chimney-stacks, bays, dormers and other flourishes continue this theme.*

*The architectural character of the area is dominated by Victorian tenements. There is a more eclectic mix of houses in the northern part of the area - in Gilmore Place and Viewforth Terrace. However, these are mainly all high quality stone buildings of significant character.*

Edinburgh City Local Plan policy Env 6 requires new development to preserve or enhance the character and appearance of the conservation area and that materials used are appropriate to the historic environment.

The proposed dormer windows meet the requirements of Guidance for Householders in terms of the coverage of the roofspace, and the inclusion of clear areas of roof remaining at the eaves and ridge. The proposed materials are acceptable and the proposed dormers sit comfortably on the roof plane. The materials would ensure the development would be compatible with the house and respect its architectural composition.

There are no front dormer windows in the properties immediately surrounding the application site on Gilmore Place. However, there are examples of front dormers in the wider conservation area, and the adjoining property of the semi-detached house has an existing rear dormer. The use of slate for the dormer cheeks and roof will reflect the traditional materials found on dormers found elsewhere within the conservation area.

The application also proposes the removal of existing, non-original, aluminium framed windows to the front and rear of the property, and the installation of replacement, timber framed, sash and case windows, to match the proportions and method of opening as the existing windows.

Overall the proposals comply with policy Des 11 and Env 6 of the Edinburgh City Local Plan and the Non-Statutory Guidance for Householders and Listed Buildings and Conservation Areas. There is no adverse impact on the design of the existing building, the character of the surrounding area, setting of the conservation area or the character or appearance of the conservation area. Although there will be a loss of symmetry with the adjoining property, this will not unduly impact the character of the property as a whole.

#### b) Amenity

The proposal meets the requirements of Non-Statutory Guidance for Householders and policy DES 11 with regard to the protection of neighbouring residential amenity. There will be no loss of privacy, daylight or sunlight to neighbouring properties as a result of the proposed works.

c) Equalities and Human Rights

There are no issues in relation to equalities and human rights.

d) Representations

Eleven letters of objection were received which raised the following material objections.

- Dormer windows are not in keeping with the character of the area which feature original front elevations and roof lines (addressed in Section 3.3a above);
- The buildings on Gilmore Place between Leamington Terrace and the Viewforth tenements are relatively unaltered and are of a distinct character (addressed in Section 3.3a above);
- The proposed dormer windows to the rear vary in shape, size and alignment to existing rear dormer windows (addressed in Section 3.3a above);
- The design of the dormers fails to meet the requirements of the Edinburgh Design Guidance and Non-Statutory Guidance for Householders (addressed in Section 3.3a above);
- The proposed dormers fails to preserve or enhance the character and appearance of the conservation area (addressed in Section 3.3a above);
- The existing dormer window is mirrored by the adjoining property and is in keeping with others in the local area. The proposals for the new dormers are of an inferior design and not in keeping with the local area (addressed in Section 3.3a above); and
- The proposals fail to comply with ENV 6 of the Edinburgh City Local Plan (addressed in Section 3.3a above).

Non material:

- The application site is currently in use as an unauthorised guesthouse/tenanted let.
- No one currently lives in the property.
- The owner of the property has carried out unauthorised works within the front garden and this is now in use as a commercial car park.
- Parked cars in the front garden currently overhang the pavement.
- The owner should reinstate a previous boundary wall to the front garden.
- Exacerbation of existing parking issues in the area.

Statements have been made in representations regarding the tenancy of the existing property. However, the application is for alterations to the property only and not a change of use. No further works have been carried out in the front garden further to those in enforcement cases 07/00826/EOPDEV and 11/00694/ECOU which have now been closed.

It is recommended that this application be Granted subject to the details below.

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

#### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

#### **Financial impact**

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##### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

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

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

#### **Equalities impact**

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##### **6.1 The equalities impact has been assessed as follows:**

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

#### **Sustainability impact**

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##### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

#### **Consultation and engagement**

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##### **8.1 Pre-Application Process**

There is no pre-application process history.

## 8.2 Publicity summary of representations and Community Council comments

Eleven letters of objection were received relating to the application.

### **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The property is located in the Marchmont, Meadows and Bruntsfield Conservation Area.

### **Date registered**

22 August 2016

### **Drawing numbers/Scheme**

01-05,

Scheme 1

## **John Bury**

Head of Planning & Transport  
PLACE  
City of Edinburgh Council

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## **Links - Policies**

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### **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.

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

#### **Relevant Non-Statutory Guidelines**

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

**Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS'** provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

# Appendix 1

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## Consultations

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No consultations undertaken.

## Location Plan

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