

DECISION NOTICE AND REPORT OF HANDLING

Application address - 24 Carfrae Road Edinburgh EH4 3QQ

Application Ref. No - 16/04768/FUL

Review Ref No - 17/00027/REVREF

Review Lodged Date 08.03.2017

COPY

The Morrison Partnership
242 Queensferry Road
Edinburgh
EH4 2BP

Dr and Mrs Neil Borthwick
24 Carfrae Road
Edinburgh
Scotland
EH4 3QQ

Date: **13 December 2016**,

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

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

Formation of front and side dormer windows to dwellinghouse (as amended).

At 24 Carfrae Road Edinburgh EH4 3QQ

Application No: 16/04768/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 October 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 side 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. For this reason, the proposal fails to comply with DES 12 of the Local Development Plan.

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

Drawings 01, 02, 03A, 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 side dormer window is of a design, scale and positioning which would have an adverse impact on the appearance of the house and the character of the wider area. The proposal is contrary to policy Des 12 'Alterations and Extensions' of

the LDP and non-statutory 'Guidance for Householders'. There are no material considerations that outweigh this conclusion and refusal is recommended.

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 Rachel Webster directly on 0131 529 3442.

D R Leslie

David R. Leslie

Acting Head of Planning and Building Standards

COPY

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.

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 16/04768/FUL

At 24 Carfrae Road, Edinburgh, EH4 3QQ

Formation of front and side dormer windows to dwellinghouse (as amended).

| | |
|---------------------------|--------------------------|
| Item | Local Delegated Decision |
| Application number | 16/04768/FUL |
| Wards | A05 - Inverleith |

Summary

The proposed side dormer window is of a design, scale and positioning which would have an adverse impact on the appearance of the house and the character of the wider area. The proposal is contrary to policy Des 12 'Alterations and Extensions' of the LDP and non-statutory 'Guidance for Householders'. There are no material considerations that outweigh this conclusion and refusal is recommended.

Links

| | |
|--|---------------------------|
| <u>Policies and guidance for this application</u> | LDPP, LDES12, NSG, NSHOU, |
|--|---------------------------|

Report of handling

Recommendations

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

Background

2.1 Site description

The property is a semi-detached bungalow, of inter-war construction, located in an area typified by properties of a similar age and style. The site is located at the junction of Carfrae Road and Strachan Gardens.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes alteration to the roof form to the side elevation of the property, and the formation of a dormer window to the front.

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 proposal is of an acceptable scale, form and design and will not be detrimental to neighbourhood character:

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

a) The application proposes the formation of a dormer window/roof enlargement to the side elevation of the property. This enlargement will feature slate clad cheeks and a timber clad front with no areas of glazing visible from public areas. A revised scheme has reduced the scale of this enlargement so that it is set down 300mm from each hipped edge of the roof plane.

Guidance for Householders states that *dormers on side elevations will be considered acceptable where it can be demonstrated that the proposal fits in well with the character of the surrounding area.*

A supporting statement has been submitted with the application to show examples of perceived similar development in the area. The examples of side dormer windows are not comparable with the proposed scheme and examples of roof plane coalescence is no longer relevant in scheme 2.

In this instance, given the orientation of the property on a corner plot, the alteration to the roof form would be significantly more prominent than the examples given above. The side elevation roof plane is a prominent feature when travelling along Carfrae Road from Craigcrook Avenue. In addition these are a handful of alterations,

of a lesser scale than those proposed at the application site, which have been granted prior to current guidance coming into effect. Given the significant number of similar style properties, these few exceptions to the guidance do not form part of the predominant character of the area.

The proposed side dormer/roof extension fails to comply with DES 12 of the LDP as its design, form and positioning are not compatible with the character of the existing building and would be detrimental to neighbourhood character.

b) The proposal fully accords with the criteria in the 'Guidance for Householders' in relation to the protection of neighbouring amenity.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposed side 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. For this reason, the proposal fails to comply with DES 12 of the Local Development Plan.

Risk, Policy, compliance and governance impact

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

Equalities impact

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

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

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

David R. Leslie

Statutory Development

Plan Provision Local Development Plan - Urban Area.

Date registered 6 October 2016

Drawing numbers/Scheme 01, 02, 03A

Scheme 2

Acting Head of Planning and Building Standards

Contact: Rachel Webster, Planning officer
E-mail: rachel.webster@edinburgh.gov.uk Tel: 0131 529 3442

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

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

Appendix 1

Consultations

No consultations undertaken.

COPY

END

COPY