

Full Planning Application 09/00580/FUL

at

1 Cobden Crescent

Edinburgh

EH9 2BG

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 09/00580/FUL, submitted by Mr Wilson + Ms Mellor. The application is for: **Demolish existing extensions, conservatory, garage and driveway, form new extensions including new garage and driveway, carry out internal alterations, remove existing solar panels from roof, block existing opening in boundary wall and form new opening with new metal gates**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The site is a detached 2-storey stone building located on the east side of the street opposite Peel Terrace. The property is adjacent to the entrance to Waverley Park, which is located to the rear of the property.

This property is located within the Waverley Park Conservation Area.

Site History

07/00469/ful - Permission refused on 2 November 2007 for the removal of the existing tree to allow access for vehicles, installation of driveway and pedestrian gates along with railings.

Description of the Proposal

The existing garage and smaller extension on the northern elevation are to be demolished and replaced with a single extension along the northern boundary. This extension measures 57sq.m and has a ridge height of 5 metres at its highest point. The proposed extension is 12 m long. New metal gates are to be positioned between the extension and the boundary wall to the north.

On the southern boundary, the existing conservatory is to be demolished and replaced by a garage which is to be constructed right up to the boundary with the neighbouring property. The proposed garage measures 35sq.m and has a ridge height of 3.5 metres. The proposed extension is 12 metres long.

The proposed extensions are to be finished with traditional materials, with a natural stone finish, timber windows and doors, cast iron rainwater goods, slate finish to the pitched roof and lead finish to the flat roof.

Previous Scheme

The original submission, proposed a render finish to the side elevations. This was amended in scheme 2 and the side elevations of the extensions are now to be finished in natural stone in keeping with the materials appropriate in a conservation area.

The driveway is to be relocated to the southwestern corner of the site.

3 Officer's Assessment and Recommendations

Determining Issues

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?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the proposals adversely affect the character and appearance of the conservation area and
- b) there is an adverse impact on residential amenity
- c) there is an adverse impact on the Villa setting

a) The Waverley Park Conservation Area Character Appraisal emphasises the predominant form of semi-detached Victorian villas, the extensive mature gardens and the predominant use of stone construction and slated roofs.

The proposed extensions are in keeping with the existing dwelling and will not have any adverse impact on the character or appearance of the conservation area. The proposed materials are high quality traditional materials. The extensions are set back slightly behind the principal elevation of the building and are subservient to the main structure. They are well proportioned in relation to the existing dwelling and will maintain the character and appearance of the conservation area.

b) The existing building coverage on the site amounts to approx 51% of the total site coverage, which is well above the 20% of the total site coverage on a villa site required by villa policy. The garden area / open space accounts for 41% of the site area, the remainder accounts for hard landscaping, parking etc. The existing situation does not comply with the requirements of the villa policy. The site does not possess the expansive open space or garden ground of a traditional villa.

The proposed garage on the eastern elevation extends to the boundary with number 2 Cobden Crescent. The proposal will result in a 4 metre blank wall when viewed from the neighbouring property. The proposed development does not raise any issues with regard to overshadowing as the proposed garage extension is located gable to gable with the adjoining property and complies with the relevant guidelines.

The previous refusal (ref 07/00469/FUL) on the site is not relevant as the proposed alterations and driveway will not have any impact on the existing Lime tree. Under the current application, the driveway is to be re-located to the southwestern corner of the site. The mature lime tree is located in the northwestern area of the site far removed from the position of proposed driveway. The proposed development will not have any adverse impact on the existing lime tree.

c) The proposed extensions will not have an adverse impact on residential amenity. The proposed extension on the northern elevation is similar in scale to the existing structure which it is to replace. It is bound to the north by a 1.8 metre wall and does not raise any issues of residential amenity in terms of privacy.

The proposed extensions do not represent a significant intensification in the building coverage on the site. The existing and proposed extension on the northern boundary have the same floor area of 57 sq.m. There is an additional 18 sq.m of building proposed with the extension on the southern elevation. The increase in building on the site amounts to just 4% of the site area. Such a small increase does not have a detrimental impact on the character or setting of this villa.

It is also proposed to move the driveway to the southwestern corner of the site. Transport has no objection subject to conditions.

In conclusion the development largely complies with the development plan and non-statutory guidelines although there is Marginal non-compliance with villa policy. This has no adverse impact on the character and appearance of the conservation area or the villa setting of the property and there is no adverse impact on residential amenity. There are no material considerations which outweighs this conclusion.

It is recommended that the Committee approves this application.

David A. Bury
 M John Bury
 Head of Planning

Contact/tel	Kevin Macmahon on
Ward affected	A15 - Southside/Newington
Local Plan	Central Edinburgh Local Plan Edinburgh Central
Statutory Development Plan Provision	Housing & Compatible Uses/Urban Area
Date registered	13 March 2009
Drawing numbers/ Scheme	01-02A Scheme 2

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.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519.
 Email: graham.dixon@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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 1 Cobden Crescent
 Edinburgh
 EH9 2BG

Proposal: Demolish existing extensions, conservatory, garage and driveway, form new extensions including new garage and driveway, carry out internal alterations, remove existing solar panels from roof, block existing opening in boundary wall and form new opening with new metal gates

Reference No: 09/00580/FUL

Consultations, Representations and Planning Policy

Consultations

Transport have no objection subject to the following conditions;

1. A dropped kerb to be formed, to the council's standard at the proposed driveway.
2. The dropped at the existing (to be removed) driveway shall be reinstated to full height footway, for the amenity of pedestrians.
3. A length of 2m (minimum) nearest the road should be paved to prevent deleterious material (e.g. loose chippings) being carried on to the road.

Representations

The application was advertised on 20.03.2009 and attracted 34 letters of representation, 8 letters of support and 26 letters of objection.

The material points of objection/concern are:

- a. Issues of principle, taken account of in assessment a.
 - The proposed development is contrary to the local plan policy.
 - Contrary to the Waverley Park Character appraisal
- b. Conservation and Design issues, taken account of in assessment a and b.
 - Overdevelopment
 - Not compatible with the existing building
 - Out of character with the conservation area

- Poor quality of design and materials
- c. Residential amenity issues, taken account of in assessment c.
 - Overshadowing and loss of light and privacy
 - Removal of lime tree

Other points raised are not material.

The material points of support are:

- Design and materials are appropriate
- Safer access at new driveway
- Enhances appearance of conservation area
- No impact on residential amenity
- Respects all the relevant planning policies.

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 property is identified as being in a 'Housing and Compatible Uses' area in the Central Edinburgh Local Plan and Urban Area in Edinburgh City Local Plan.

Relevant Policies:

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

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant policies of the Central Edinburgh Local Plan.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Other Relevant policy guidance

The Waverley Park Conservation Area Character Appraisal emphasises the predominant development form of semi-detached Victorian villas; the extensive mature gardens; the variety of architectural styles of unified height, building lines and massing; and the predominant use of stone construction and slated roofs

Application Type Full Planning Application
Application Address: 1 Cobden Crescent
Edinburgh
EH9 2BG

Proposal: Demolish existing extensions, conservatory, garage and driveway, form new extensions including new garage and driveway, carry out internal alterations, remove existing solar panels from roof, block existing opening in boundary wall and form new opening with new metal gates

Reference No: 09/00580/FUL

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.

INFORMATIVES

It should be noted that:

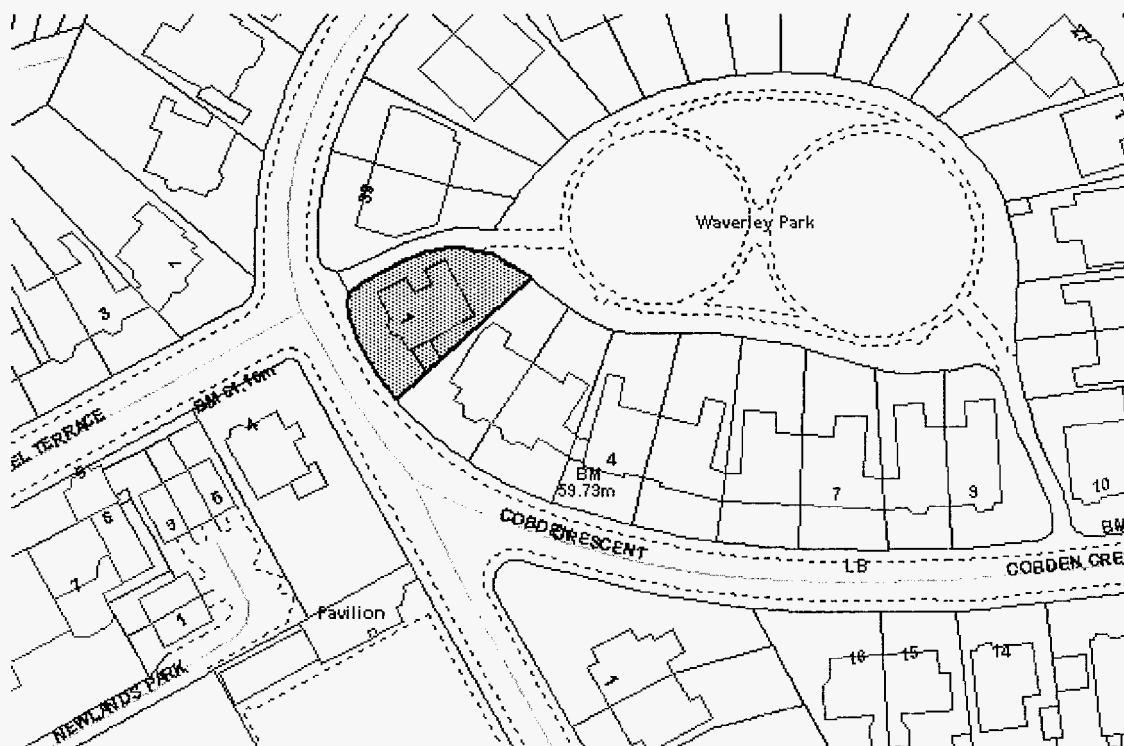
1. A dropped kerb to be formed, to the Council's standard at the proposed driveway.
2. The dropped kerb at the existing (to be removed) driveway shall be reinstated to full height footway, for the amenity of pedestrians.
3. A length of 2m (minimum) nearest the road should be paved to prevent deleterious material (eg loose chippings) being carried on to the road.
4. A road opening permit will be required for any works to the public road.

End

Application Type Full Planning Application

Proposal: Demolish existing extensions, conservatory, garage and driveway, form new extensions including new garage and driveway, carry out internal alterations, remove existing solar panels from roof, block existing opening in boundary wall and form new opening with new metal gates

Reference No: 09/00580/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.