

# Development Management Sub Committee

Wednesday 21 February 2018

## Application for Planning Permission 17/04518/FUL

At 7 Mortonhall Road, Edinburgh, EH9 2HS

**Proposed alterations to existing garage with additional of new study / sun room at first floor level. Internal alterations to link existing kitchen space with basement living room. New bi-fold door opening on rear elevation. Installation of air source heat pump on rear elevation of garage (as amended).**

Item number	4.6
Report number	
Wards	B15 - Southside/Newington

## Summary

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The proposal complies with the Development Plan and the Council's non-statutory guidelines. The proposals preserve the character and appearance of the conservation area, and the special interest of the nearby listed buildings is not adversely affected. The extension is subservient to the house and of a high quality, modern design which will complement the existing house, sitting comfortably within the streetscene. There are no material considerations that outweigh this conclusion.

## Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LDES12, LEN03, LEN06, NSG, CRPGRA, NSHOU, NSLBCA,
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# Report

## **Application for Planning Permission 17/04518/FUL**

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**Proposed alterations to existing garage with additional of new study / sun room at first floor level. Internal alterations to link existing kitchen space with basement living room. New bi-fold door opening on rear elevation. Installation of air source heat pump on rear elevation of garage (as amended).**

### **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 application relates to a two storey semi-detached property on the south side of Mortonhall Road with a detached single garage alongside the house at a basement level to the dwelling. The site is accessed from Mortonhall Road. The site is level at the front and slopes down to the rear, creating a three storey dwelling at the rear and a split level rear garden. The existing dwelling is stone with a slate roof and the garage is render and brick. The rear boundary consists of a 1.8 metres wooden fence with mature deciduous trees immediately beyond it.

The surrounding area is predominantly residential. The properties to the rear of the application site include category B listed Nos 6-11 Glenisla Gardens (reference LB30503, listed on 19 March 1993), and category B listed Nos 12-15 Glenisla Gardens (reference LB30504, listed on 19 March 1993).

This application site is located within the Grange Conservation Area.

#### **2.2 Site History**

There is no relevant planning history for this site.

# Main report

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## 3.1 Description Of The Proposal

The application is to alter the existing detached side garage to create a new first floor side extension above it measuring approximately 2.4m in width by 5.0m in depth and 3.7m high. The proposal would be linked to the existing house by way of a small glazed bridge link extension 1.2m wide by 1.2m deep and 2.6m high at front ground floor level. The rear elevation would consist of a balcony with velux windows above. The proposed materials include dark grey zinc for the roof and cladding with white render and dark grey aluminium windows. A ground floor window on the rear elevation would be converted into bi-folding aluminium grey doors.

### Scheme 1

Scheme 1 included an air source heat pump on the rear elevation which has now been omitted.

## 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 acceptable in principle in this location;
- (b) The proposal is acceptable in terms of scale, form, design and materials;
- (c) The proposal would not adversely affect the character and appearance of the Conservation Area;
- (d) The proposals would not adversely affect the setting of the listed buildings;
- (e) Impact on residential amenity;

- (f) Representations have been addressed; and
- (g) Equalities or human rights impacts.

(a) Principle

The application site is located within the urban area of the Edinburgh Local Development Plan (LDP). Policy Des 12 supports house extensions in principle provided their design and form, impact to neighbouring properties, neighbouring amenity and character are acceptable, as outlined further in planning guidance for householders. Therefore no objection in principle.

(b) Scale, form, design and materials

The proposed development is subordinate in size, scale and form to the existing dwelling. It is set at least 6.5 metres back from the front elevation and at least 2 metres from main rear elevation. Due to the difference in levels, it would appear alongside the ground floor of the existing dwelling. This extension over the garage is similar to that at No. 9 in size and scale albeit No. 9 extension fully occupies the plot width up to the boundary. This extension is separated from the main dwelling by the bridge link at front ground floor level which allows a gap of 1.2 metres for views both above and below it through to the rear garden. This separation minimises any 'terracing' of the semi-detached properties when viewed in the streetscene.

The proposal is therefore in accordance with LDP policy Des 12 (Alterations and Extensions).

(c) Impact on the Character and Appearance of the Conservation Area

The Grange Conservation Area character appraisal describes the character as one of low density, rhythmic pattern of precisely sited buildings on large plots. There is a diversity of architectural styles however there is a clear dominance of symmetry in the composition of front elevations and a strong preference for the vertical over the horizontal. The building line and separation of dwellings are of key importance and boundary treatments like stone walls. The gaps between the buildings create spaces and glimpses of gardens and mature trees. These enhance the picturesque qualities of the townscape.

The application site is a semi-detached dwelling with the existing detached garage on the side elevation set well back from the front and rear building lines. The adjacent property at number 9 already has a two storey side extension which is built up to the boundary. Similarly, number 5 also has a side extension built up to the boundary as does number 3.

This proposal is for an upper floor above the existing side garage with a glazed link. It is respectful of the front building line and is clearly a vertical extension, echoing the prevailing architectural character of vertical over the horizontal. The extension does not take up the entire plot width leaving a gap, albeit above and below the small glazed bridge link. This gap allows glimpses of the rear garden and mature trees beyond. The proposal therefore respects the essential character of the conservation area.

In terms of the appearance of the Grange Conservation Area, there is a presumption for traditional, natural materials, where these form the predominant palette in the surroundings of the development. However the Grange Conservation Area character appraisal does state that high quality innovative modern designs and materials are not precluded provided the proposals demonstrate their respect for the historic character of the building and the area. The extension comprises a mix of materials including dark grey render, zinc roof and cladding and timber garage doors. While not the stone and slate of the existing dwelling, this is a modern design solution to achieving a side extension which maintains some separation between the dwellings and therefore the modern materials of zinc cladding are appropriate in this context. Alongside the timber garage doors, this would be acceptable in the street scene. Therefore the proposed development does preserve the character and appearance of the conservation area.

(d) Setting of the listed buildings

The proposed extension would be viewed alongside the existing 3 storey rear elevation of the dwelling and its rear garden. The proposal would not adversely affect the setting of the nearby listed buildings.

(e) Impact on residential amenity

The proposed first floor extension would be set back from the rear elevation of both the existing property and the neighbouring property to which it is attached and therefore would not result in a significant loss of daylight or sunlight to the neighbouring property. The extension is to the north of the neighbours back garden and therefore would not result in a significant loss of sunlight to that property. The extension is between the existing dwelling and the neighbouring dwelling, and at least 14 metres north from the rear boundary. Therefore it would not result in a significant loss of daylight or sunlight to Glenisla Gardens nor the properties to the rear.

The proposed sunroom and balcony would result in some overlooking to the neighbouring properties. However there are significant levels of overlooking between the properties already: the existing dwelling already has ground, first and second windows in the turret to the side of dwelling at the rear which look into the neighbours garden; the neighbouring property already has a first floor extension up to the boundary with windows overlooking both rear gardens; the balcony does not project beyond the rear building wall of the adjoining building, and the boundary wall is approximately 1.6m high, so therefore this proposal would not significantly increase the level of overlooking for neighbours, nor would it result in a significant loss of privacy.

(f) Representations

**Material Representations - Objections:**

- Design - out of character with building, inappropriate materials - assessed in section 3.3 (b);
- Materials - design out of keeping with conservation area, terracing effect - assessed in section 3.3 (c);
- Design - impact on neighbouring amenity: loss of privacy, overlooking and loss of daylight to neighbouring properties including those to the rear - assessed in section 3.3 (e); and

- Noise - from air source heat pump - this was removed from the proposals by the applicant.

### **Non-Material Representations:**

- Affect property values - not relevant to the planning process;
- Difficult to build, building stability, communal wall stability, not allowed access to our property - not relevant to Planning. This would be assessed through the building warrant process;
- Building work would be disruptive - not relevant to the planning process;
- Increased car parking problems during building works - this is not a material planning consideration; and
- Procedural infringement - applicant did not notify us - not relevant - the planning authority has undertaken neighbour notification as required.

### **(g) Equalities or human rights impacts**

There are no equalities or human rights issues.

### **Conclusion**

The proposal complies with the Development Plan and the Council's non-statutory guidelines. The proposals preserve the character and appearance of the conservation area, and the special interest of the nearby listed buildings is not adversely affected. The extension is subservient to the house and of a high quality, modern design which will complement the existing house, sitting comfortably within the streetscene. There are no material considerations that outweigh this conclusion.

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 meets 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**

The application was advertised on 6 November 2017 and nine objections were received including one from the Grange Association. A full assessment of the representations can be found in the main report in the Assessment section.

## **Background reading/external references**

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

## **Statutory Development**

### **Plan Provision**

**Date registered** 2 October 2017

**Drawing numbers/Scheme** 01-04, 05A, 06,

Scheme 2

### **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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## **Links - Policies**

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### **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.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

## **Relevant Non-Statutory Guidelines**

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

**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.

# Appendix 1

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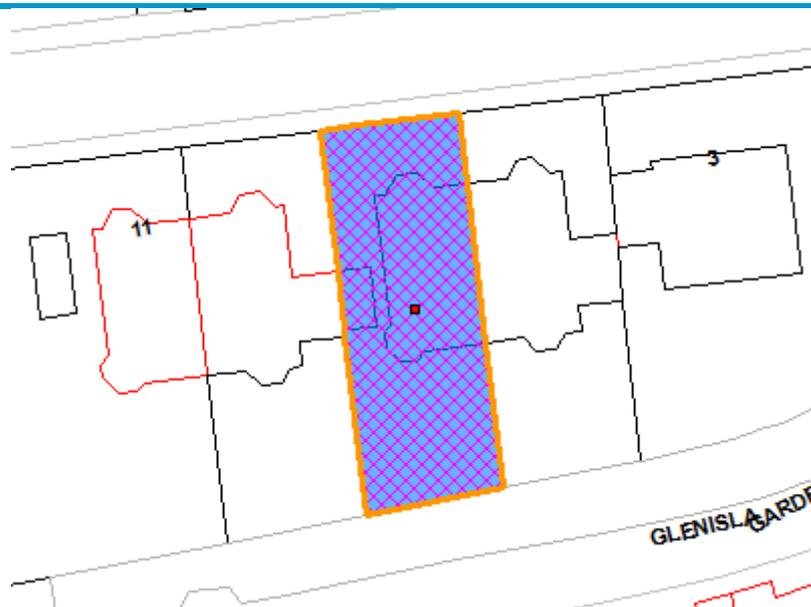
### Consultations

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No consultations undertaken.

### Location Plan

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