

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/05520/FUL
At 3F2 100 Thirlestane Road, Edinburgh, EH9 1AS
Internal alterations and creation of new dwelling at existing
attic level.**

Item number	4.11
Report number	
Wards	B10 - Morningside

Summary

The proposal complies with the adopted Edinburgh Local Development Plan and non-statutory guidance and is acceptable. There are no material considerations to outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LDES05, LDES12, LHOU03, LHOU04, NSG, NSHOU, NSLBCA, CRPMAR,
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Report

Application for Planning Permission 17/05520/FUL At 3F2 100 Thirlestane Road, Edinburgh, EH9 1AS Internal alterations and creation of new dwelling at existing attic level.

Recommendations

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

Background

2.1 Site description

The property is the top floor of a four storey traditional tenement building with associated attic space above. Six flats are within the stair. The site is located on the northern side of Thirlestane Road and the surrounding area is residential in character.

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

2.2 Site History

88 Thirlestane Road

11 October 2016 - Certificate of proposed lawfulness granted to convert attic to alter existing top floor flat into seven bedroom duplex flat, including provision of new conservation rooflights front and rear at 88 3f1 Thirlestane Road (application reference 16/03922/CLP).

22 March 2017 - Planning permission granted by committee for sub-division and alterations to form new additional flat and installation of rooflights at 88 3f1 Thirlestane Road (application reference 16/04857/FUL).

Main report

3.1 Description Of The Proposal

The application proposes the subdivision of the third floor and attic flatted dwelling into two separate properties, with conversion of the attic to habitable space. The attic would be a two bedroomed flatted dwelling and the lower floor would be a four bedroomed flatted dwelling.

Physical alterations to the property include the installation of four rooflights to the front elevation roof slope, and two rooflights to the rear roof slope.

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;
- b) there is any adverse impact on the character and appearance of the conservation area;
- c) the proposal is of an appropriate density, layout, scale and design;
- d) the proposal will have an adverse impact on traffic, road safety and parking;
- e) the proposal will have an adverse impact on neighbouring amenity;
- f) any impacts on equalities or human rights are acceptable; and
- g) comments raised have been addressed.

a) Principle

The site is within the Urban Area as defined in the Edinburgh Local Development Plan (LDP). In these areas, residential development is acceptable in principle provided it is appropriate in scale and design, and complies with other policies in the plan. This is assessed in the following sections.

b) Character and appearance of the conservation area

In terms of architectural character within the Marchmont and Meadows area, the Conservation Area Character Appraisal states:

- *Well proportioned tenements planned in long blocks that take advantage of the gently sloping site.*

- *The distinctive Scottish Baronial style is the principal architectural form.*

The subdivision and internal alterations will have no impact on the character or appearance of the conservation area.

Four rooflights are proposed on the front elevation roofslope and two rooflights are proposed to the rear elevation roofslope. Given the height of the buildings and the location of the proposed rooflights, these would not materially affect the external appearance of the building as a whole. No external works requiring planning permission area are proposed.

The proposals would preserve the character and appearance of the conservation area.

c) The proposal is of an appropriate density, layout, scale and design

Size

The net internal area for the proposed new two bedroom flat is 72.2 square metres, leaving the original, now three bedroom, property at 120 square metres. The Non-Statutory Edinburgh Design Guidance requires dwellings with two bedrooms to measure 66 square metres and dwellings with three bedrooms or more to measure 91 square metres. Both flats exceed this minimum space. The proposal will result in an increase in the density of the building as a whole.

Daylight

The window openings will provide an adequate level of daylight and outlook to the lower flat.

The combination of roof lights will provide an adequate level of daylight to the upper flat. Each of the bedrooms will be served by two rooflights.

Open Space

The proposal includes no open space provision. However, the site forms part of a traditional, four storey and attic building and is located within 300 metres of Bruntsfield Links, therefore satisfying the open space strategy's standards. The proposed dwellings will have access to a suitable provision of public open space. Both properties will have a suitable amount of storage.

Overall, the proposal would provide a satisfactory residential environment and complies with Policy Hou 3 of the LDP and the 'Edinburgh Design Guidance'.

d) Traffic, Road Safety and Parking

The provision of no car parking spaces for the flatted dwellings accords with the minimum parking requirements within the non-statutory Parking Standards and policy Tra 4 of the LDP.

There is no existing provision for cycle parking at the property and no provision is proposed as part of the development.

e) Neighbouring Amenity

The proposal is for the formation of a new residential unit which is in keeping with the existing character of the area. It is not considered that there will be a significant increase in noise/disturbance to neighbouring properties as a result of this use.

The proposal will not result in an unreasonable loss of neighbouring amenity and complies with policy Des 5 and the Non-Statutory Guidance for Householders.

f) Equalities and Human Rights

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

g) Public Comments

Material representations in objection:

- Impact on the character and appearance of the existing street (addressed in 3.3b);
- Fails to comply with the Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal (addressed in 3.3b);
- Adverse impact on traffic and parking (addressed in 3.3d);
- Increase in noise and disturbance (addressed in 3.3e);
- Increase in density of the area (addressed in 3.3c); and
- Insufficient storage provision (addressed in 3.3c).

Non-material representations in objection:

- Excess of existing HMOs in the stair (the application is not for a HMO property).

Conclusion

The proposal is acceptable with respect to density, layout, scale and design and it will not have an adverse impact on amenity. The proposal complies with relevant policies in the adopted Edinburgh Local Development Plan and associated non-statutory guidance.

The proposal is acceptable. There are no material considerations which 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

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

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

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

A total of twenty seven letters of objection were received. One local councillor and one MP also communicated the concerns of their constituents. A full assessment of the representations can be found in the Assessment section of the report.

Background reading/external references

- 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**

The site lies within an urban area as defined within the Local Development Plan.

Date registered

9 January 2018

Drawing numbers/Scheme

01 - 09,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Steven Sinclair, Planning Officer

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Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

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.

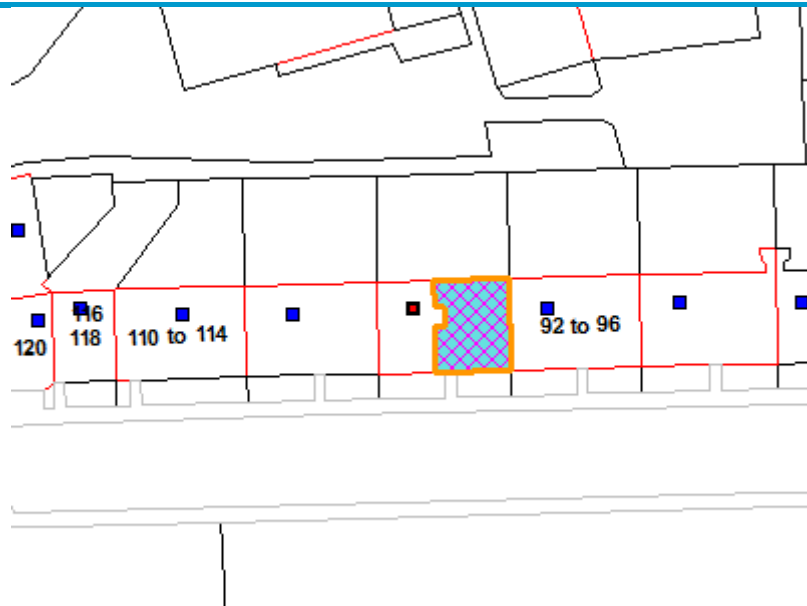
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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