

Development Management Sub Committee

Wednesday 20 June 2018

**Application for Planning Permission 18/01618/FUL
At 22A Findhorn Place, Edinburgh, EH9 2JP
Single storey extension to rear of property.**

Item number	4.8
Report number	
Wards	B15 - Southside/Newington

Summary

The design, scale and form of the proposal is acceptable and would have a neutral impact on the character and appearance of the Grange Conservation Area. It accords with Policies Des 12 and Env 6 of the Edinburgh Local Development Plan and broadly accords with the non-statutory Guidance for Householders and the non-statutory guidance Listed Buildings and Conservation Areas. A minor infringement of the overshadowing criterion is justifiable and there would be no unreasonable loss of neighbouring amenity. There are no material planning considerations which would justify refusal.

Links

[Policies and guidance for this application](#) LDES12, LEN06, CRPGRA, NSLBCA, NSHOU,

Report

Application for Planning Permission 18/01618/FUL At 22A Findhorn Place, Edinburgh, EH9 2JP Single storey extension to rear of property.

Recommendations

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

Background

2.1 Site description

The application site is a ground floor flat in a sub-divided, stone built villa on the east side of Findhorn Place, Edinburgh. There is a front garden area with a run-in and an enclosed rear garden. A brick wall separates the rear garden area of this flat from that of the upper flat, which has a ground floor rear extension. The garden areas back onto Kittle Yards off Causewayside; otherwise the surrounding area is residential in nature and characterised by stone villas.

This application site is located within the Grange Conservation Area.

2.2 Site History

21 October 2004 planning permission granted for a proposed extension to form a new bedroom to the rear of the property, relocation of kitchen, and form new doors to an existing front window (04/02174/FUL).

16 November 2017 planning permission granted for a single storey extension to the rear of the property (17/04023/FUL). This was proposed to extend across the full width of the rear elevation. It has not yet been implemented.

Main report

3.1 Description Of The Proposal

The application proposes the erection of a single-storey, flat-roofed rear extension to be located between the existing historic outshoot and the brick boundary wall to the other flat in the building. The extension is pulled back from a bedroom window on the rear elevation, creating a small enclosed external space or "secret garden". The extension would have timber sliding screens with a powder coated aluminium external finish on the southern elevation (onto 24/26 Findhorn Place) and facing into the rear garden. The grey, single ply membrane roof would include a fixed rooflight. External walls would be smooth rendered.

It is also proposed to enlarge a window on the historic rear outshoot, install a protective barrier to a set of new french windows and to insert two roof lights into its roof.

The proposed internal alterations do not constitute development as defined in Section 26 of the Town and Country Planning (Scotland) Act 1997, as amended, and do not require to be assessed.

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 proposed scale, form and design is acceptable, would accord with neighbourhood character and would preserve or enhance the character or appearance of the conservation area;
- b) The proposal will cause an unreasonable loss to neighbouring amenity;
- c) Any impacts on equalities or human rights are acceptable; and
- d) Any comments raised have been addressed.

a) Scale, Form and Design

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

The application site is a two-storey villa built in the 1860s. Around the turn of the twentieth century, a third storey was added and the house and garden sub-divided. An original wash house was later converted to a studio. The property is not therefore in its original villa state and is not a listed building. In 2017, a rear extension with a larger footprint at a lower level (through excavation of the garden) was approved.

This application proposes the addition of a rear extension which is contemporary in form and materials and which would read as a modern intervention to the building. It would remain subservient to the main building and sits comfortably on a secluded rear elevation. The proposed extension and alterations to windows on the rear elevation would not be publicly visible; the character and appearance of the building would not be adversely changed as a result and there would be no impact on the streetscene. There are a number of similar rear extensions in the surrounding area and the layout and scale of this proposal is in keeping with the spatial pattern of the area and, as previously noted, has a smaller footprint than the approved 2017 extension. The proposed rear extension would sit along the boundary wall of the sub-divided garden, where it will sit against a garden shed and would be in a gable to gable relationship with the studio extension of the upper flat. The proposal will retain a sufficient portion of private garden space, as required by non-statutory guidelines.

The proposed roofing material is one which is widely used and is of an acceptable modern style. The use of reconstituted stone is restricted to a cill, copes and external steps, is not overly dominant and is also acceptable. Whilst they may be original, the loss of set of stone steps would not have a significant effect on the character or appearance of the building.

Overall, the proposed design, scale and form of the proposal is acceptable and would have a neutral impact on the character and appearance of the Conservation Area. The proposal accords with Policy Env 6 of the Edinburgh Local Development Plan.

b) Neighbouring amenity

In terms of privacy, the non-statutory Guidance for Householders requires that all new windows are located at least nine metres from a common boundary or 18 metres from an existing window. The proposed glazed screens on the eastern elevation are over 20 metres from that boundary. The screens on the southern elevation do not meet the distance criterion but that boundary is well screened and there would be no privacy implications for that neighbouring property. The proposed roof lights raise no privacy concerns due to their positioning. There are no windows facing into the garden of the upper flat.

Using the methodology in the non-statutory Guidance for Householders, there would be no effect on daylight to windows of any neighbouring properties. The 45 degree daylighting criterion does not enclose the mid-point of any windows, even in the ground floor property itself. There would be no effect on daylight to any windows of the upper flat, either in the main building or the studio extension.

Using the methodology in the non-statutory Guidance for Householders, it is calculated that the upper flat would have an additional loss of sunlight or overshadowing of around two square metres. This, however, would fall largely on its existing garden shed and would not represent a significant percentage of its garden area. The existing patio area to the upper flat is positioned between its studio and the garden shed and is directly overlooked by a window of the ground floor flat. This amount of additional overshadowing would not justify refusal of the application on this ground alone and is considered to be a minor and acceptable infringement of that criterion.

Based on the above, the proposal would broadly accord with the non-statutory Guidance for Householders, with a minor infringement of the overshadowing criterion, and would not cause an unreasonable loss of neighbouring amenity.

c) Equalities and human rights

There would be no impact on equalities or human rights.

d) Public comments

Material Objections

- The modern appearance of the extension is out of keeping with the style of the house and the character of the conservation area, contrary to LDP Policies Env 6 and Des 12 - this is addressed in section 3.3a).
- The scale of the extension and hard standing not characteristic of the surrounding area - this is addressed in section 3.3a).
- Objection to alteration to original symmetrical fenestration on the rear elevation - this is addressed in section 3.3a).
- Loss of daylight to the adjoining studio building - this is addressed in section 3.3b).
- Loss of sunlight (overshadowing) to neighbouring patio and garden area - this is addressed in section 3.3b).
- Use of reconstituted stone is not characteristic of the conservation area - this is addressed in section 3.3a).
- The proposed roofing material is not visually acceptable or appropriate in a conservation area - this is addressed in section 3.3a).
- Objection to the loss of original stone steps - this is addressed in Section 3.3a).
- No dimensions, heights or scale bar is provided - the revised drawings include levels and the drawings can be scaled electronically.

Non-material representations

- Structural problems which would result as a consequence of removal of internal walls and part of the external walls - this is not a matter controlled by planning legislation;
- Detrimental impact on maintenance of the structure of the building structure of building - this is not a matter controlled by planning legislation;
- Disruption to neighbours during the construction period - this is not a matter controlled by planning legislation;
- Objection to the removal of neighbouring shed and boundary wall and damage to the garden to facilitate construction of the extension - the application does not state that this would be required and this is a civil matter between interested parties;
- The proposal is contrary to LDP Policy Des 5 - Des 5 does not apply to householder extensions and alterations; and
- The 2004 or 2017 plans should be reactivated or alternative details considered - the matter to be determined is the acceptability or not of this application.

Conclusion

Overall, the proposed design, scale and form of the proposal is acceptable and would have a neutral impact on the character and appearance of the Conservation Area. The proposal accords with Policy Env 6 of the Edinburgh Local Development Plan. The proposal would broadly accord with the non-statutory Guidance for Householders, with a minor infringement of the overshadowing criterion, and would not cause an unreasonable loss of neighbouring amenity.

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. 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.
3. 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.

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 is not subject to 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

Eleven representations have been received, ten from members of the public and one from a local amenity body. A full assessment of the representations can be found in the main report, in the Assessment section.

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 application site is identified as being within the urban area and a conservation area in the adopted Edinburgh Local Development Plan.

Date registered

13 April 2018

Drawing numbers/Scheme

01A, 02A, 03,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

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

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

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

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

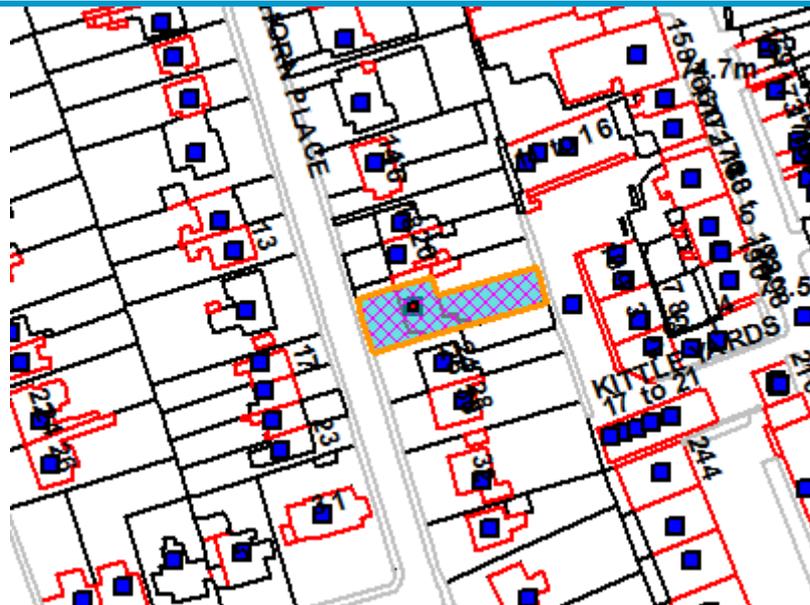
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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