

# Development Management Sub Committee

Wednesday 6 February 2019

## Application for Planning Permission 18/09771/FUL At 2 Littlejohn Road, Edinburgh, EH10 5GN Construct stand-alone garden room and alter existing garage (as amended).

Item number	4.3
Report number	
Wards	B09 - Fountainbridge/Craiglockhart

### Summary

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The proposal complies with Policies Env 6 and Des 12 of the Edinburgh Local Development Plan, Non-Statutory Guidance for Householders, Non-Statutory Guidance for Listed Buildings and Conservation Areas and the Craiglockhart Hills Conservation Area Character Appraisal. The proposed outbuilding and alteration to the garage will preserve the character and appearance of the conservation area and is of an appropriate scale, form and design. There are no material considerations that outweigh this conclusion.

### Links

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

## **Application for Planning Permission 18/09771/FUL At 2 Littlejohn Road, Edinburgh, EH10 5GN Construct stand-alone garden room and alter existing 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 planning application relates to the curtilage of a two storey, detached property with garden ground to the front, side and rear. The property formed part of the redevelopment of the City Hospital in the early 2000's. The area is predominantly residential with single storey garages and a four storey, modern flatted blocks neighbouring the property to the west and south.

This application site is located within the Craiglockhart Hills 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 proposal is to install a flat roof, 5m x 3.3m outbuilding comprising grey uPVC windows and silver composite wall panels within the front curtilage of the property and alter the fenestration of the existing garage to replace the existing two single garage doors with one Georgian style single garage door.

#### Scheme 1

The original scheme has been amended to change the proposed replacement garage door to match the style of other garages in the area.

#### **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 of an acceptable scale, form and design and will not have a detrimental impact on the character or appearance of the conservation area;
- b) the proposal will result in an unreasonable loss of neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any public comments raised have been addressed.

#### a) Scale, form and design

The Craiglockhart Hills Conservation Area Character Appraisal emphasises the outstanding quality of the natural topography and its visual relationship with the city, the high quality buildings set within a mixture of wooded and open slopes, the use of natural stone and slate as the traditional building materials.

Policy Env 6 and Des 12 of the Edinburgh Local Development Plan permits development that will preserve or enhance the character and appearance of the conservation area, using materials appropriate within the historic environment and are of an acceptable scale, form and design. The Non-Statutory Guidance for Householders advises that proposals should be set behind the building line and subordinate in scale.

The proposed outbuilding within the front curtilage will be set behind an existing boundary wall and a proposed hedge exceeding the height of the outbuilding. The siting in the corner of the garden behind the existing screening minimises the visibility from the street.

The outbuilding is subservient in scale to the main house and contemporary in design providing a clear distinction between the original house and new design, the materials are acceptable within this modern development in the conservation area. Accordingly, in these particular circumstances the minor infringement on the Guidance for Householders in terms of development within the front curtilage is acceptable.

Overall, the outbuilding will preserve the character and appearance of the Craiglockhart Hills Conservation Area.

The proposed alteration to the fenestration of the garage door replicates the Georgian style of the other garage doors in the area. The formation of a single, double width door will have a neutral impact on the visual amenity of the street and preserve the character and appearance of the conservation area.

b) Neighbouring amenity

In terms of privacy, the use of hopper windows on the east elevation will minimise overlooking of the street from the outbuilding. Most of the windows on the east elevation will be set behind screening and no privacy issues arise.

The proposal complies with the relevant criteria within the Non-Statutory Guidance for Householders and will have an acceptable impact on daylight and sunlight.

c) Equalities or human rights impacts

No impact on equalities or human rights.

d) Public comments

**Material representations:**

- character and appearance of the conservation area; this is addressed in section a).
- scale, form and design; this is addressed in section a).

**Non-material representations:**

- site ownership; this is a civil matter.
- title deeds; this is a civil matter.
- tree route issues; this is not a material planning issue.

**Conclusion**

Overall, the proposal complies with Policies Env 6 and Des 12 of the Edinburgh Local Development Plan, Non-Statutory Guidance for Householders, Non-Statutory Guidance for Listed Buildings and Conservation Areas and the Craiglockhart Hills Conservation Area Character Appraisal. The proposed outbuilding and alteration to the garage will preserve the character and appearance of the conservation area and is of an appropriate scale, form and design.

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

**3.4 Conditions/reasons/informatives**

**Conditions:-**

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

## **Reasons:-**

1. In order to safeguard the character of the conservation area.

## **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 is not subject to 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 7 December 2018 and 12 representations objecting to the proposal were received. One objection was received from a residents association, 9 from neighbours, and 2 from members of the public. 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](#)

<b>Statutory Development Plan Provision</b>	Edinburgh Local Development Plan
<b>Date registered</b>	9 November 2018
<b>Drawing numbers/Scheme</b>	01A - 02A, 03 - 06, 07A - 09A, 10,  Scheme 2

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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

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

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

#### **Relevant Non-Statutory Guidelines**

**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.

## **Other Relevant policy guidance**

The Craiglockhart Hills Conservation Area Character Appraisal emphasises the outstanding quality of the natural topography and its visual relationship with the city, the high quality buildings set within a mixture of wooded and open slopes, the use of natural stone and slate as the traditional building materials.



# Appendix 1

**Application for Planning Permission 18/09771/FUL  
At 2 Littlejohn Road, Edinburgh, EH10 5GN  
Construct stand-alone garden room and alter existing  
garage (as amended).**

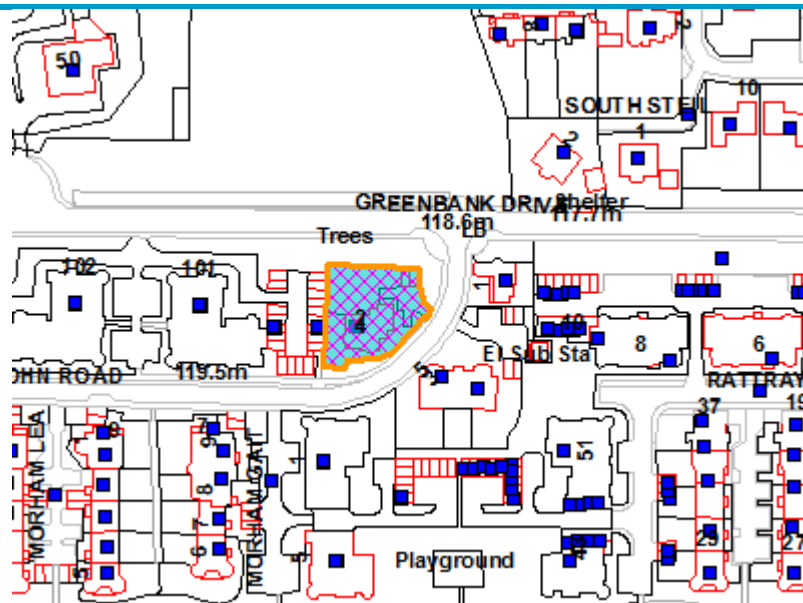
## Consultations

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No consultations undertaken.

## Location Plan

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