

Development Management Sub Committee

Wednesday 24 April 2019

**Application for Planning Permission 19/00350/FUL
At Flat 1, 1 High Waterfield, Edinburgh
New replacement patio doors within existing window
openings.**

Item number	4.7
Report number	
Wards	B08 - Colinton/Fairmilehead

Summary

The proposed design is acceptable, and will not lead to an unreasonable loss of neighbouring amenity. The proposal meets the requirements of the development plan and complies with the relevant non-statutory guidelines. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#) LDPP, LDES12, NSG, NSHOU,

Report

Application for Planning Permission 19/00350/FUL At Flat 1, 1 High Waterfield, Edinburgh New replacement patio doors within existing window openings.

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 located in a modern block within a residential development.

2.2 Site History

25 January 2019 - Certificate of Lawfulness for replacement patio doors refused (Application reference: 18/10262/CLP).

Main report

3.1 Description Of The Proposal

It is proposed to remove two windows on the rear elevation, increase the size of the openings, and install two sets of patio doors.

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 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 appropriate scale, form and design;
- b) The proposal will result in an unreasonable loss of neighbouring amenity;
and
- c) Any public comments raised have been addressed.

a) Scale, form and design

Policy Des 12 of the Edinburgh Local Development Plan (LDP), and the non-statutory "Guidance for Householders" set out the relevant design criteria for alterations and extensions. In essence, these seek to ensure that alterations and extensions are compatible with the character of the existing building and neighbourhood.

The existing block has evenly spaced, vertically aligned openings, interspersed with horizontally aligned windows. The proposed changes to the openings still maintain the spacing of the openings on the existing block. The proposed materials will match the existing block, and, therefore, the proposed development will not have an adverse impact on the appearance of the block. Furthermore, there are existing patio doors on the rear elevation of the block at first and second floor levels. The existing block of flats is set well back from High Waterfield and Waterfield Road, and the proposed new patio doors will not have a substantial impact on the cohesiveness or appearance of the block.

There are similar external features on an adjacent block, which also has a number of patio doors. Therefore, the proposed development will not have an adverse impact on the character of the surrounding area.

Overall, the proposal is an acceptable design that will not be detrimental to the building or neighbourhood character and accords with Local Development Plan policy Des 12.

b) Neighbouring amenity

Policy Des 12 of the Edinburgh Local Development Plan and the Non-statutory Guidance for Householders set out the criteria for assessing daylighting, sunlighting and privacy.

With regards to privacy, the proposal will not lead to any loss of privacy for neighbouring properties.

c) Public comments

Material considerations

- The proposals would alter the appearance of the flatted development, and detract from its cohesive look - addressed in section 3.3 a);

- The proposed patio doors are totally out of keeping with all adjacent flats - addressed in section 3.3 a); and
- The proposed patio doors could be constructed using different materials to the existing block, and will, therefore, have a negative impact on the appearance of the block - addressed in section 3.3 a).

Non-material considerations

- The proposed development may affect the value of the flats - this is not a material planning consideration;
- There will be disturbance during the construction and maintenance of the proposed patio doors - this is not a material planning consideration; and
- The proposal would require an extension to the existing patio area onto communally owned land, which is contrary to what is permitted in the title deeds - this is not a material planning consideration.

Conclusion

The proposed design is acceptable, and will not lead to a loss of neighbouring amenity. The proposal meets the requirements of the development plan and broadly complies with the relevant non-statutory guidelines. 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 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

The neighbours were notified on 13 February 2019 and the proposal attracted ten objections. 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	Edinburgh local Development Plan.
Date registered	6 February 2019
Drawing numbers/Scheme	01,02., Scheme 1

David R. Leslie
 Chief Planning Officer
 PLACE
 The City of Edinburgh Council

Contact: Alan Atkins, Planning Officer
 E-mail:alan.atkins@edinburgh.gov.uk Tel:0131 529 6771

Links - Policies

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.

Relevant Non-Statutory Guidelines

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

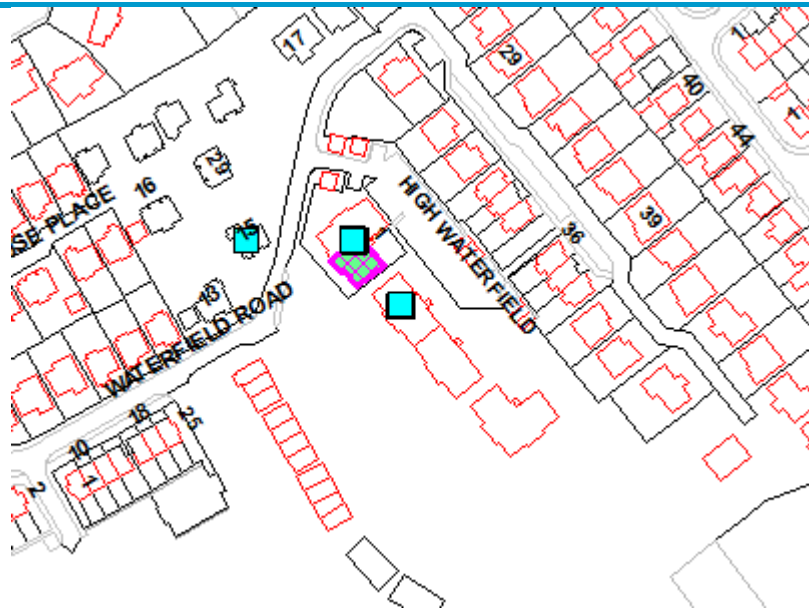
Appendix 1

Application for Planning Permission 19/00350/FUL At Flat 1, 1 High Waterfield, Edinburgh New replacement patio doors within existing window openings.

Consultations

No consultations undertaken.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END