

**Full Planning Application 05/04236/FUL
at
2 Dryden Place
Edinburgh
EH9 1RP**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/04236/FUL, submitted by Mrs Campbell. The application is for: **Alteration to form bridge link to rear garden and formation of paved area**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is a traditional two storey semi-detached property located on the east side of Dryden Place. The site is surrounded by residential properties of a similar style.

The property is located within the Blacket Conservation Area; it is not listed

Site history

There is no history at the application property. However, alterations have been approved in close proximity to the site. These are;

13 Dryden Place. Permission granted on 16.05.2003 for 'Alterations to dwellinghouse and basement flat' 03/00483/FUL

11 Dryden Place. Permission granted on 18.05.2004 for 'Proposed internal alterations and new rear French doors' 04/01009/FUL

Description of the Proposal

The proposals comprise of alteration of a rear window to a French door and formation of a bridge link to the rear garden, with paved area in rear garden.

The existing ground floor window on the rear elevation is to be altered and replaced with a French door. The door is to be painted hardwood timber and double glazed.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? There being a strong presumption against the granting of planning permission of this is not the case;
- 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?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether;

- a) The proposal will be detrimental to the character and appearance of the conservation area
 - b) Will there be any adverse effect upon residential amenity
- a) The character of the Blacket Conservation Area is described in the Central Edinburgh Local Plan as follows;

Blacket is an early suburb of detached and semi-detached classically styled Georgian and Victorian villas now enhanced by the maturity of garden and street planting. The character of the villas fronting Minto Street and Dalkeith Road has been seriously eroded by the use of front gardens for parking – a problem particularly associated with guest houses.

The existing windows give a vertical emphasis to the rear elevation, the introduction of a doorway will maintain this vertical emphasis.

The proposed bridge link to the rear garden is to be steel with cast iron railings painted black. It is to be 2.5m in length and 1m in width. The staircase will be located on the rear elevation, out of public view, and consequently will have a minimal visual impact to the building. The staircase will have no adverse impact upon the character and appearance of the building or conservation area.

The natural stone paved patio is to cover an area of 27.1m². This ensures adequate retention of green garden ground. The patio is acceptable.

An objection received stated that the plans were incorrect as they showed a window on the front elevation which does not exist. The agent confirmed this and subsequently has issued revised drawings to omit this window from the plans. The agent also reiterated that no alterations are proposed to the front of the property.

In summary, the design and materials of the French door and staircase will not have a detrimental impact upon the character and appearance of the property or conservation area, and is therefore considered to be acceptable.

b) The proposal will not result in any loss of privacy or overshadowing to neighbouring properties and therefore will not have an adverse effect upon residential amenity.

In conclusion, the proposals will have no adverse impact upon the character and appearance of the conservation area or residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	49 - Newington
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	19 December 2005
Drawing numbers/ Scheme	1-2,5-6

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 2 Dryden Place
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Proposal: Alteration to form bridge link to rear garden and formation of paved area
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 06.01.2006, one letter of objection was received raising the following issues;

- Detrimental impact upon the character and appearance of the conservation area
- Inconsistencies shown in the plans regarding a ground floor window on the front elevation

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The property is located within the Central Edinburgh Local Plan Housing and Compatible Uses Land Use Designation

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

The Blacket Conservation Area Character Appraisal emphasises the mix of substantial villas and terraces, the unified architectural form and materials, the sense of spaciousness derived from the generously proportioned gardens and large mature trees, and the predominance of residential uses.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

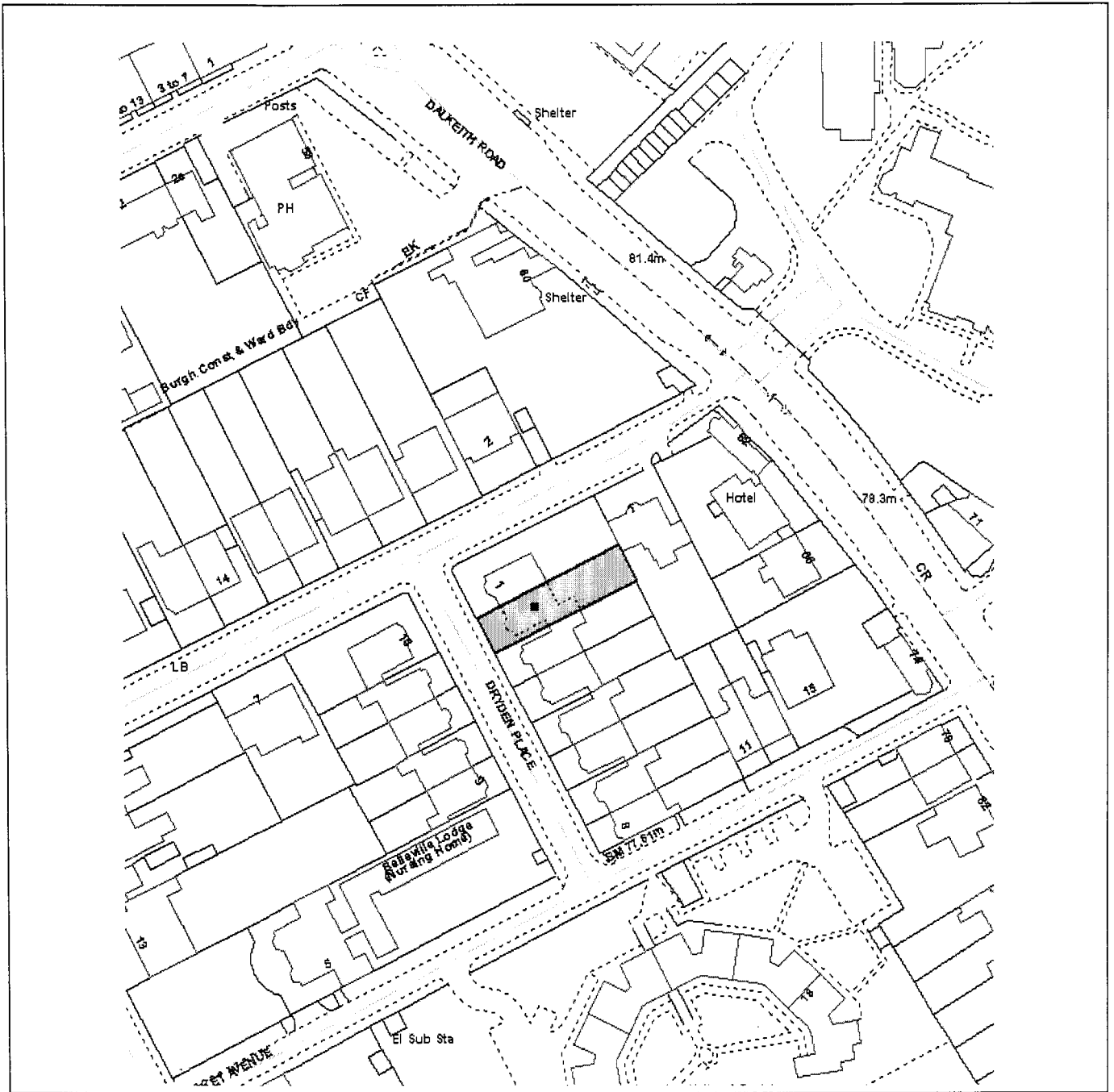
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

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Application number:	05/04236/FUL	WARD	49- Newington
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			