

Full Planning Application 05/04234/FUL
at
5 Ormidale Terrace
Edinburgh
EH12 6DY

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/04234/FUL, submitted by Mr Moore + Ms Laurie. The application is for: **Attic conversion and formation of roof terrace to the rear with addition of 1 velux rooflight to the front, alteration of 2 windows to form french doors at rear at first floor level, extension/replacement of kitchen/sun space to rear of property, formation of car parking space to front of property**

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

2 The Site and the Proposal

Site description

The property is a two storey terraced property located on the west side of Ormidale Terrace near Murrayfield Parish Church.

The site is surrounded by residential properties of a similar style. It is not located within a conservation area; nor is it listed.

Site history

There is no relevant planning history for the application site. However, a similar application was recently approved at committee at 69 Meggetland Terrace. (05/01076/FUL).

Description of the Proposal

The proposal comprises of the extension of existing conservatory by 12500mm located at the rear of the property.

The attic is to be extended towards the rear of the property, it is to be falzinc façade panels with two rooflights. A set of stainless steel sliding doors are to be located at the rear of the attic extension leading out onto a timber decking area, which protrudes two metres from the doorways. The decking will be set back two metres from the eaves level. A one metre high steel balustrade with glazed panels is to be located on the decked area.

The formation of a timber decking area with 1000mm steel balustrade and glazed panels is to be located at the rear first floor level, above the conservatory. The decking area protrudes two metres from the rear of the building is to be set back 3.5m from the rear outshoot of the property.

The formation of a driveway is proposed at the front of the property, along with the addition of a velux rooflight to the front elevation and the addition of two French doors to the first floor rear elevation. However, these alterations are permitted development and will form no further part of this report.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 design of the proposal is acceptable

b) There will be any adverse effect upon residential amenity

a) The existing doors and windows of the conservatory are to be replaced with timber folding doors painted white. The existing uPVC frames of the conservatory are to be replaced with aluminium frames and new glazing. The use of timber and aluminium relates sensitively to the original building, the design and materials are therefore considered to be acceptable.

The design and scale of the timber decked area located above the conservatory on the rear elevation relate sympathetically to the building. The decking is to be set back 3.5m from the rear outshoots of the building and neighbouring property, and therefore, due to its location, will have a minimal visual impact upon the building.

The roof extension and terrace is of a contemporary design which relates sensitively to the original building. The extension and terrace sit well with the original building as they are considerably set back from the eaves level. Although the extension would be visible from neighbouring properties to the rear, it would not be visible from the front elevation with the original ridge remaining the highest visible point from the street. The design, scale and massing is considered to be acceptable and will not result in a detrimental impact upon the building.

In summary, the design, scale and materials proposed will not have a detrimental impact upon the character and appearance of the area, and are therefore considered to be acceptable.

b) Due to the fact that there are existing windows on the ground floor rear elevation, and given the fact that the conservatory is to be extended by 1250mm only. It is considered that there will be no loss of privacy or overshadowing.

The proposed decking terrace located at first floor level is set back 3,5m from the rear outshoot of the building and rear outshoot of the neighbouring property. Due to this fact the proposal will not result in a loss of privacy to neighbouring properties, and therefore is acceptable.

The sliding doors located on the rear attic extension would be set back sufficiently from the roof edge so as not to look into private garden areas less than 9 metres away. The roof terrace, due to its two metre set back from the roof edge, would not result in direct overlooking of private gardens to an unreasonable level. Any overshadowing from the attic extension would fall onto existing roof areas.

The proposals will not result in loss of privacy or overshadowing and therefore will not have an adverse effect upon residential amenity.

In conclusion, the design of the proposal is acceptable and will have no adverse impact upon the character and appearance of the 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	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	19 December 2005
Drawing numbers/ Scheme	1-5

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.boGUNOVIC@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 5 Ormidale Terrace
Edinburgh
EH12 6DY

Proposal: Attic conversion and formation of roof terrace to the rear with addition of 1 velux rooflight to the front, alteration of 2 windows to form french doors at rear at first floor level, extension/replacement of kitchen/sun space to rear of property, formation of car parking space to front of property

Reference No: 05/04234/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two letters of objection have been received, including a letter from Murrayfield Community Council. However, one of the letters was anonymous, therefore this objection has not been recognised. Murrayfield Community Council raised the following issues;

- The proposal will result in a detrimental impact on the area due to its visual impact

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 site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

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.

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.

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.

Appendix B



Application Type Full Planning Application
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Conditions/Reasons associated with the Recommendation

Recommendation

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

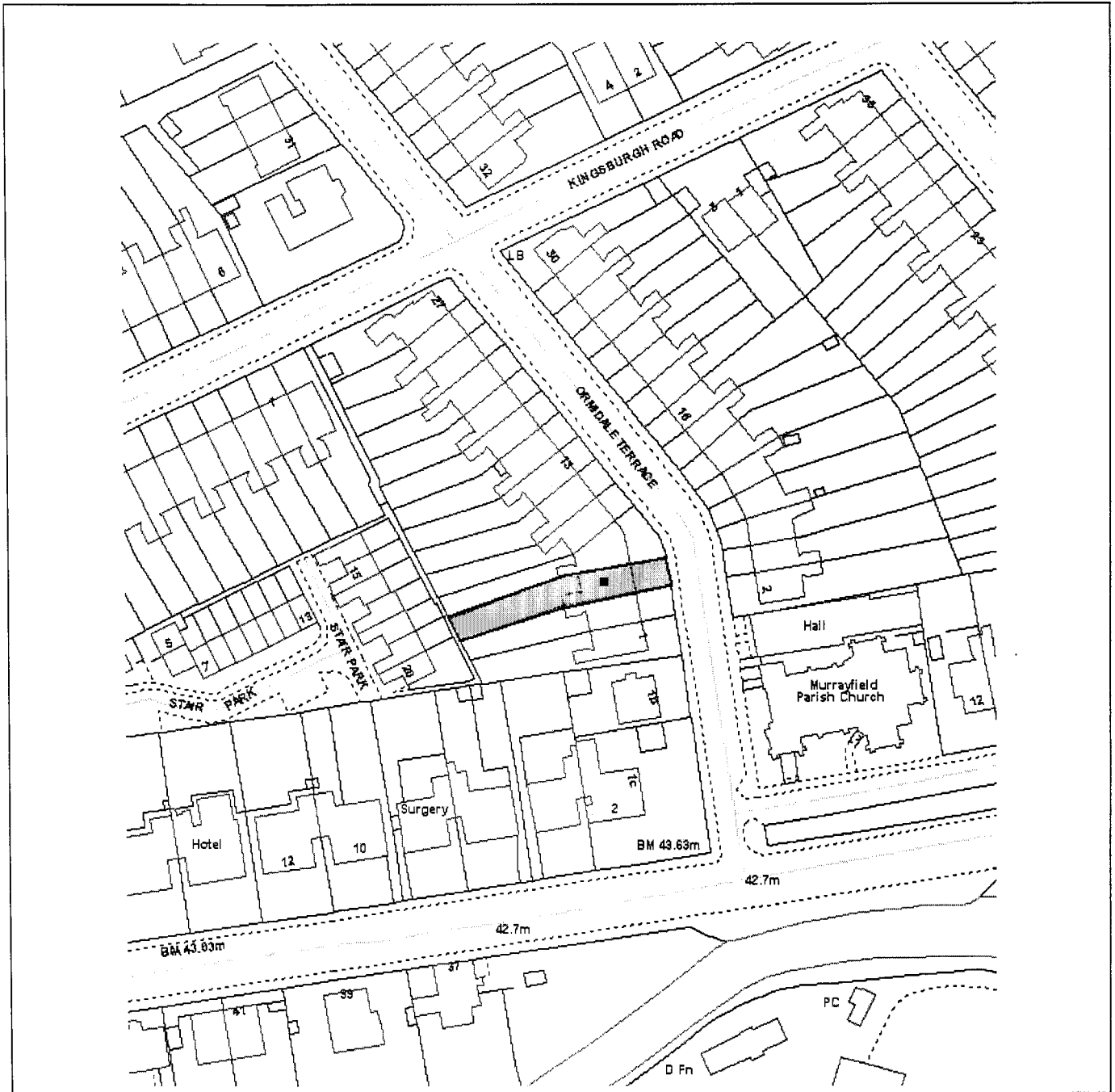
Conditions

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

Address	5 Ormidale Terrace, Edinburgh, EH12 6DY,		
Proposal	Attic conversion and formation of roof terrace to the rear with addition of 1 velux rooflight to the front, alteration of 2		
Application number:	05/04234/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			