

Full Planning Application 05/03427/FUL
at
1 Seton Place
Edinburgh
EH9 2JT

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03427/FUL, submitted by Tremmel Properties Ltd. The application is for: **Detached dwelling altered to enlarge kitchen into garage; dormers and shower room added to attic floor (as amended)**

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 detached villa on the east side of Seton Place. Surrounding properties are residential.

It is within the Grange Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

Scheme 2

It is proposed to convert and extend the coach house, which sits to the side of the villa, to the front, removing the existing doors and hayloft doors feature from the roof. The extension would increase the footprint by 1.3 metres to provide accommodation for a kitchen. The proposed frontage would have a glazed door, full height windows and a pitched roof. The window to the rear of the coach house would be enlarged.

It is also proposed to install two dormers to the rear elevation of the property.

Materials would be stone, slate and timber.

Scheme 1

It was proposed to erect a conservatory at first floor level to the rear of the property. It would have been above an existing orangery which would lose its pitched roof. The conservatory would have had the same footprint. The ridge of the conservatory would have been just below eaves level of the main villa.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals enhance or preserve the character and appearance of the Conservation Area? There being a strong presumption against the granting of planning permission if 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 the determining issues, the Committee needs to consider whether:

- a) The design of the proposal would enhance or preserve the character and appearance of the Conservation Area,

b) The proposals are detrimental to residential amenity.

a) The character of the conservation area is summarised in the local plan as follows;

A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic – with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.

The extension of the coach house/garage would be minimal and, although to the front, would still be set well back from the main façade of the property. The front of the coach house conversion would include white painted timber windows and door with stone surrounds. This is appropriate for the property and the conservation area. The conversion would also include the loss of a hayloft dormer door feature. Although of historical interest and one of the few remaining in the area, it is not a listed feature and its loss would not have an adverse effect on the character of the street or the conservation area.

The dormers comply with all the separation and width requirements of the relevant guidance with the exception of the distance between the dormers and the hips. This is only 200mm. The dormers do not dominate the roof form and sit comfortably within the roof plane. The exception is minimal and acceptable. The dormers are on the rear, less conspicuous, elevation and are of a more traditional design.

The proposals preserve the character and appearance of the property and Conservation Area.

b) There are no privacy, overshadowing or daylighting issues with the revised proposals.

The proposal would not be detrimental to residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Shepherd on 0131 529 3956 (FAX 529 3717)
Ward affected	48 - Sciennes
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	19 October 2005
Drawing numbers/ Scheme	1, 3. Scheme 2

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: 1 Seton Place
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Proposal: Detached dwelling altered to enlarge kitchen into garage;
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Reference No: 05/03427/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised 28 October 2005. Eleven letters of objection have been received, one from the Cockburn Association, one from the Grange Association and nine from residential neighbours. The following concerns were raised:

1. The loss of the garage frontage and in particular the hayloft feature,
2. Conservatory at first floor level unacceptable,
3. Loss of privacy,
4. Removal of trees,
5. The proposals in general are not in keeping with the conservation area.

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 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.

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 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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

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

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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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Location Plan



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