

Full Planning Application
at
113 Saughtonhall Drive
Edinburgh
EH12 5TS

Development Quality Sub-Committee
of the Planning Committee

Proposal: Conversion of loft space to residential use
Applicant: Consult Property + Construction Services.
Reference No: 04/00791/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The site is an upper villa in a block on the east side of Saughtonhall Drive. It is the southernmost section of a group of three joined sections making up a building that wraps round the corner of Saughtonhall Drive and Saughtonhall Avenue. There are some retail units on ground floor. All other surrounding properties are residential.

Site history

There is no relevant planning history.

Development

It is proposed to install two velux windows on the front elevation and five on the rear. All the proposed windows would measure 780mm by 980mm.

Consultations

No consultations were undertaken.

Representations

Two letters of representation were received from residential neighbours raising the following points:

1. The windows should be aligned side by side rather than one above the other, matching the neighbouring property.
2. The windows will spoil the look of the building.

Policy

The site is in the North West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also in Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building. Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

3 Conclusions 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 the determining issues, the Committee needs to consider whether:

- a) the design of the proposal is acceptable,
- b) the proposals are detrimental to residential amenity.

a) There will be two windows on the roof plane to the front elevation. These can be viewed from the public road. Although the velux windows do not line up with existing fenestration, they are of appropriate size and will not be detrimental to the appearance of the building.

The rear elevation will not be visible from the public road. The installation of velux rooflights is not considered to be detrimental to the character of the building.

The design of the proposal is acceptable.

b) The windows to the front will look out over the public road. The windows to the rear will look out over the private gardens to the rear. However, due to the configuration of the properties and gardens, the windows will not result in a reduced level of privacy.

The proposals will not be detrimental to residential amenity.

It is recommended that the Committee approves this application, subject to the condition stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 27 -Stenhouse

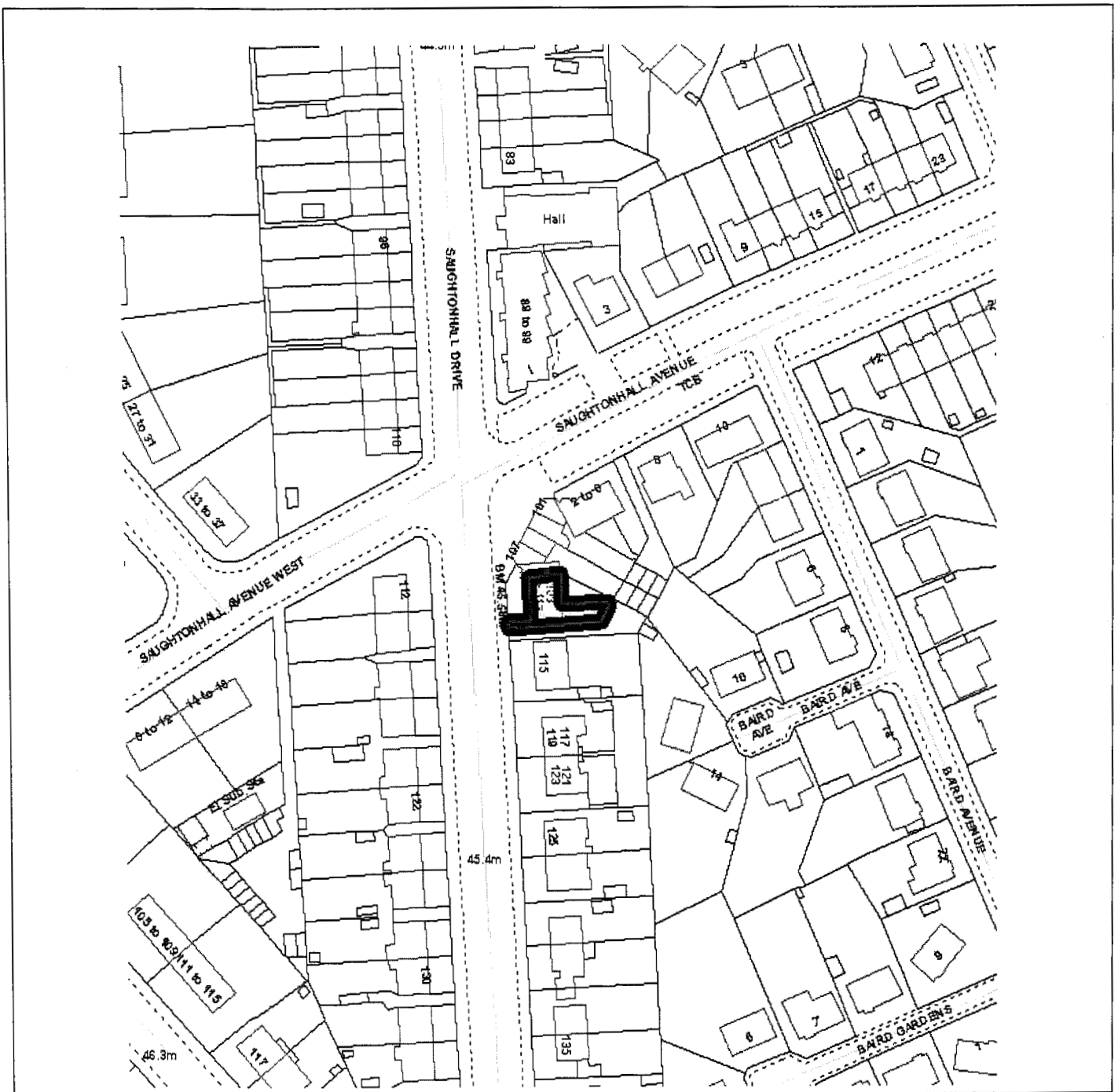
Local Plan North West Edinburgh
Draft West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential
Urban Area

File

Date registered 24 March 2004

**Drawing numbers/
Scheme** 1-6.



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PLANNING APPLICATION

Address	113 Saughtonhall Drive, Edinburgh, EH12 5TS		
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Application number:	04/00791/FUL	WARD	27- Stenhouse
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			