

Full Planning Application
at
2 Warriston Drive
Edinburgh
EH3 5LY

Development Quality Sub-Committee
of the Planning Committee

Proposal: replacement windows
Applicant: Mr Mainnie
Reference No: 04/00808/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 application site lies to north of Warriston Drive and constitutes a semi-detached dwelling house situated on the corner with Inverleith Row. The property is set within a spacious garden, present on three sides of the building. The surrounding area is predominantly residential in character with a Laboratory, Lecture Hall and Library located across Inverleith Row to the west of the application site.

The property is not listed, but is located within the Inverleith Conservation Area.

Site history

January 2003 - planning permission refused for alteration and extension to dwelling (reference 02/04223/FUL). This included a two-storey addition to the front and side of the house.

November 2001 - planning permission granted for formation of driveway (reference 01/03692/FUL).

October 2003 - planning permission granted for alterations and extension to existing dwelling house (reference 03/00998/FUL).

Development

This application relates to the installation of replacement windows at this dwelling house, which is currently being extended to its front and side.

Scheme 1:

The original proposals included the replacement of all windows on the front, rear and side elevations of this dwelling house. The patio doors on the front elevation, as approved under the application for the extension, are to be replaced with multi-pane french doors, with side panels. The window opening on the dormer above, is to be reduced in width and two multi- pane, sash and case style windows are to be inserted in its place. The window on the smaller, upper level dormer, is also to be decreased in size and a plain glazed window inserted. The first floor window on the extended part of this elevation is to be slightly increased in width and the modern style window, replaced with a pair of multi paned, sash and case style windows. The windows on the rear elevation are all to be altered slightly in width and the casement style windows previously approved, replaced with sash and case style, multi-pane windows. A single velux roof light is to be installed on the east facing roof plane.

Scheme 2:

In the revised scheme, the multi-paned glazing is to be removed from all windows apart from the french windows on the rear elevation. The only other major difference is that the dormer window on the front elevation is to remain casement style, in accordance with the previously approved proposals. All windows are to be timber framed.

It is understood that the alterations proposed under this application are in the process of being carried out and the application is therefore partially retrospective.

Consultations

No consultations undertaken.

Representations

The application was advertised on 19/3/04 and one letter of objection was received from a neighbouring resident. This neighbour was renotified of the submission of revised plans on 20/4/04 and a further letter of objection was received from the same neighbouring resident.

The grounds of objection are that the proposed replacement windows are entirely out of keeping with those of the adjoining dwelling house and those of other properties in the surrounding area.

Policy

Central Edinburgh Local Plan within an area allocated for housing and compatible uses.

Relevant Policies:

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 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.

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 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

3 Conclusions and Recommendations

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 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 proposals are appropriate to the property and preserve or enhance the character or appearance of the conservation area.
- b) The proposals would result in a loss of amenity to neighbouring residents.

a) Inverleith Conservation Area -

The character of the conservation area is summarised in the local plan as follows: - *Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans.*

The original dwelling house lies at a prominent location, at the junction of Warriston Drive with Inverleith Row. This property, along with others on Warriston Drive, was built circa 1960 and is not typical of the more traditional style buildings which characterise the conservation area. This pair of semi-detached dwellings was already asymmetrical in appearance before the recent extension was built.

The new extension has resulted in the front elevation projecting further forward from the adjoining property at ground floor level, thus emphasising the contrast in the appearance between these properties. The provision of sash and case windows would have the potential to further emphasis this contrast in appearance.

The plans have been amended from those originally submitted, and the changes to the proposed windows are not as great as those originally proposed. The replacement dormer window on the front elevation is to remain of a contemporary design, as approved under the previous application. All windows, apart from the patio doors at ground floor level, are no longer to be multi-paned in form.

The proposed french windows at ground floor level are not considered significantly different in appearance to the patio doors approved under the original application. The proposed sash and case style window, next to the french windows, is small in scale and would be largely hidden from view by the existing boundary wall and surrounding vegetation. The remaining windows on the front elevation are those at ground and first floor level, on the side extension. This extension is recessed by some 4 metres from the front elevation of the original dwelling house and is therefore subsidiary in relation to the main elevation. It is thus considered that the impact of the proposed window alterations on the front elevation would not be detrimental to the appearance of this block of semi-detached dwellings. The replacement windows on the side elevation would be visible from Warriston Drive. However, there are a number of varying styles of windows in this part of the conservation area, and it is considered that the alterations would not detract, from the character and appearance of the conservation area. The alterations to the windows on the rear elevation would be mainly screened from view from the public street, by neighbouring properties and would have no impact on the character of the conservation area.

b) The proposed alterations would not result in any overlooking problems or cause any loss of privacy to neighbouring residents.

In conclusion, it is considered that the proposals would not detract from the character or appearance of the conservation area, or from the amenity of neighbouring residents.

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

Alan Henderson

Alan Henderson
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Ward affected 11 -Trinity

Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File af

Date registered 9 March 2004

**Drawing numbers/
Scheme** 01,02,04
Scheme 2

