

**Full Planning Application
at
12-14 Leamington Terrace
Edinburgh
EH10 4JN**

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

Proposal: Change of use and alterations to form four houses
Applicant: Fletcher Joseph.
Reference No: 03/01514/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 lies on the south west of Leamington Terrace. The properties are two, two storey stone built villas at the end of a terrace. They are currently vacant, and were previously used as a hotel. Directly next to the property is a recently completed block of three storey flats with the area as a whole comprising a mix of guesthouses and residential properties.

The properties have been altered over the years, with large box style dormers to the front and rear, and a single storey extension projecting 9.5 metres out from the rear of the building with a pitched roof.

Site history

HISTORY

16.07.1980 - Consent granted for extension to a hotel.

There is also planning permission for a house in the rear garden, which does not form part of the applications site. Whilst this consent was granted in 1989, reference 1425/88, works commenced and so this consent is still live.

Development

The proposal is for a change of use from hotel to form four flats. Two four bedroom flats will be at ground floor level allowing direct access to the rear garden, two further four bedroom flats will be at first and second floor level.

The proposal also includes replacing the existing pitched roof with a shallow pitched roof running the whole length of the extension and extending back 3.3 metres. Behind the pitched roof it is proposed to form two sunken roof terraces accessed via French doors from the kitchen of the flats at first floor level. The terraces will sit down 1.2 metres from the finished floor level and will have a 1.5 metre wall on the north and south elevations.

To the rear at ground floor level the two existing windows and doorway will be removed and four sets of French doors are to be formed. All the existing windows are to be replaced on a like for like basis.

To the front of the property a new enclosed area will be formed with a small stone wall and steel railings dividing up the gardens. Two car-parking areas will be retained and there is to be a small garden area formed outside the bay windows and either side of the parking bays. To the rear it is proposed to erect a 1.6 metre high stone wall between the gardens.

Consultations

Environmental and Consumer Services

This Department has no objection to the above-proposed development.

Transportation

No objection to the application subject to the following condition: -

Access to the parking spaces be over a drop kerb footway crossing.

Representations

Neighbour Notification was carried out on 29 April 2003. One letter of objection was received from a neighbouring resident.

The main grounds of objection are to the roof terraces of the property and the overlooking into the neighbouring garden.

Policy

CENTRAL EDINBURGH LOCAL PLAN - The site is identified as Housing and Compatible Uses.

Relevant Policies:

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

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

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

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

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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 these determining issues, the Committee needs to consider whether a) the proposed change of use is acceptable in this location b) the alterations will have an adverse impact on the character and appearance of the area and c) the proposals are detrimental to residential amenity or road safety.

a) The property lies within an area of Housing and Compatible Uses therefore a residential use of the building is acceptable.

b) The proposed new roof to the rear of the property is considered acceptable. It is a shallow pitch finished in a lead look alike single ply membrane. The roof will cover the length of the existing extension and is considered to be an improvement on what presently exists.

To the front the garden walls will be formed in stone and the existing tarmaced area will be replaced with grey concrete paving. The return of part of the front garden areas to gardens with landscaping is an improvement in terms of the streetscape.

c) The roof terraces on the rear elevation are considered acceptable and comply with the Council's Non-Statutory Guidelines on Privacy. There are approximately 14 metres to the boundary to the west. The terraces will be set down into the roof of the extension and will have a 1.5 metre high wall providing an effective screen from the neighbouring properties. There is also to be a 1.9 metre high wall between the two terraces. It is considered there will be no adverse impact on the neighbouring amenity.

Environmental and Consumer Services have no objection to the proposals.

As a result of the alterations there will be the loss of two parking spaces. Leamington Terrace falls within Zone 2 where a maximum of 1 space per dwelling is required. Transport has confirmed that the off street parking arrangements are acceptable. It is not necessary to impose a condition requiring adopted kerb, as this will be covered by Road Construction Consent.

The proposals comply with the Development Plan and non-statutory guidelines, have no adverse impact on the area and will have no detrimental impact on the residential amenity or road safety.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

Ward affected 31 - Fountainbridge

Local Plan Central Edinburgh Local Plan

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

File

Date registered 29 April 2003

**Drawing numbers/
Scheme** 01-07
Scheme 1



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PLANNING APPLICATION

Address	12-14 Leamington Terrace		
Proposal	Change of use and alterations to form four houses		
Application number:	03/01514/FUL	WARD	31- Fountainbridge
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			