

Full Planning Application 05/00734/FUL
at
35 Pentland Terrace
Edinburgh
EH10 6HD

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00734/FUL, submitted by Mr + Mrs Tully. The application is for: **Attic conversion to form dormer window with terrace.**

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 comprises an upper flat in a four in a block property on the east side of Pentland Terrace. The property has harled walls and a red tiled roof. A driveway has been provided to the front of the property.

Site history

September 2004 Planning permission was granted for a new driveway to the front. (04/00978/FUL)

Description of the Proposal

Scheme 2

The proposal is for one dormer to the gable elevation and one to the rear of the property.

The rear dormer would have glazed doors leading out onto a roof terrace. A 2 metre high screen fence would be erected to the side of the terrace between the dormer and the chimney stack. The material for the walls of the rear dormer is red tiles. The side dormer would be finished in render to match the gable

The revised scheme involves the reduction in size of the roof terrace to the rear from 3.2 metres to 2 metres, and the installation of a 2 metre high screen fence to the side of the roof terrace.

Scheme 1

The initial scheme had a larger roof terrace, 3.2 metres as opposed to 2.0 metres, no screen fence was included and the external material for the rear dormer was cedar cladding.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are whether:

- a) The proposals comply with the development plan;
- b) If the proposals do comply with the development plan, whether there are any compelling reasons for not approving them;
- c) If the proposals do not comply with the development plan, whether there are any compelling reasons for approving them.

ASSESSMENT

To address these determining issues the Committee needs to consider whether:

- a) The design of the proposed alterations is acceptable;
 - b) There would be any adverse effect on the amenity of nearby property.
- a) The proposed dormer to the rear would be acceptable in terms of its design. It would take up less than a third of the average roof length, and is well set back on the main elevation of the roof with a maximum depth of approximately 2.8 metres.

It would be well set down from the ridge of the roof and use matching materials. It would not dominate the roof or detract from the character of the property or the street scene.

While there is a general presumption against side dormers, the dormer proposed for the gable elevation is relatively small development. It would extend to the eaves but it would not dominate the roof and would not detract from the character of the roof or the street scene. Materials proposed would be acceptable.

In terms of design and materials the proposal is acceptable.

b) The dormer to the gable would not result in any adverse loss of privacy to neighbouring property. It would provide light to the hallway/ stairs, and would be within the gable of the neighbouring property.

The dormer to the rear and proposed terrace would be no closer to neighbouring property than the existing windows in the rear elevation of the property. The external terrace has been pulled back and a 2 metre high screen is proposed to reduce its impact in terms of privacy.

In conclusion, the proposals would not prejudice residential amenity or the character of the property and area. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition relating to residential amenity.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Karen Robertson on 0131 529 3990 (FAX 529 3716)
Ward affected	52 - Fairmilehead
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	16 March 2005
Drawing numbers/ Scheme	1-2, 5 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, Helen Martin on 0131 529 3517. Email: helen.martin@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 35 Pentland Terrace
Edinburgh
EH10 6HD
Proposal: Attic conversion to form dormer window with terrace.
Reference No: 05/00734/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations were undertaken for this application.

Representations

Three letters have been received from neighbouring property. Points raised are as follows:

1. Out of keeping/ out of proportion/ scale with building and street
2. Dangerous to children playing below eg falling objects
3. Loss of privacy
4. Not built for loading with human traffic
5. Overshadowing
6. Water service will suffer

Neighbours were not renotified of the revised scheme.

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

South West Edinburgh Local Plan

Mainly residential

Draft West Edinburgh Local Plan

Urban area

Relevant Policies:

South West Edinburgh Local Plan

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

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 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.

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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.
2. The proposed screen fence proposed along the northern boundary of the terrace shall be implemented within one month of occupation of the development hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

End



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PLANNING APPLICATION

Address	35 Pentland Terrace, Edinburgh, EH10 6HD		
Proposal	Attic conversion to form dormer window with terrace.		
Application number:	05/00734/FUL	WARD	52- Fairmilehead
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			