

Full Planning Application
at
58-62 St Alban's Road
Edinburgh
EH9 2LX

Development Quality Sub-Committee
of the Planning Committee

Proposal: Revisions to mews cottages, bays, materials changed to timber boarding, rear single storey element now timber clad, dormer pitches amended, hip to roof RHS mews

Applicant: New Alba (St Albans) Ltd.

Reference No: 04/02139/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.
2. The doors, and door and window frames shall be finished in timber to the satisfaction of the Head of Planning & Strategy.
3. Samples of the proposed natural stone and timber boarding for all external elevations, timber for doors and window frames, and the roof slate, shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to safeguard the character of the conservation area.
 3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
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2 Main report

Site description

The site is made up of three traditional detached villas, two of which are linked and all of which have been extended. There is a car park to the rear for about 30 cars, accessed to the west of number 62. To the rear are also several outbuildings, including a stone built coach house, and a timber sun house.

The buildings were last in use as a bank training facility but currently lie vacant.

Across the road to the south is a relatively modern flatted residential development. To the west, north and east are detached villas in residential use.

The application relates only to the two mews blocks proposed to the rear of the villas, number 60 and 62.

The site is within the Grange Conservation Area.

Site history

August 1984 - planning permission granted for erection of extension to training centre and extension to car park (reference 677/84).

April 1989 - planning permission granted for extension of car park from 26 spaces to 35 and removal of summerhouse (reference 2/89).

August 1992 - planning permission refused for widening of driveway with 12 parking spaces alongside (reference A 01210/92). Reasons for refusal related to the villa policy and effect on the character of the conservation area.

July 1993 - planning permission granted for erection of air conditioning units (reference A 01044/92).

October 1994 - planning permission granted for installation of air conditioning units (reference A 02024/94).

November 1995 - planning permission refused for replacement of gravel driveway with wider access with parking for 9 cars alongside (reference A 02255/95). Reasons for refusal related to villa policy and impact on the conservation area character.

September 1998 - planning permission granted for condenser unit (reference A 2126/98).

December 1999 - planning permission granted for condenser unit (reference 99/03444/FUL).

17 January 2001- consent was refused for the demolition of single storey extensions, conversion of existing villas and outhouse to flats and erection of 10 new flats (00/02770/FUL).

02/01124/FUL - Concurrent application for conservation area consent for the demolition of the outbuildings.

02/01123/FUL - Consent granted for conversion of building at no.58 to single villa with 60 and 62 split into two flats each, erection of two terraces of three mews cottages to rear of 60-62 to form 6 dwellings, and the conversion of a coach house to a dwelling (as amended) on 4 June 2003.

Development

The proposal is for amendments to the design and materials of the two mews blocks.

Both buildings remain the same height. The right hand block will be 1 metre longer and 700mm deeper, and the left-hand block will be 200mm longer and 400mm deeper than previously proposed. The distance to the rear boundary will be 6.4 metres at all points, compared to 4.5 to 6 as approved. The distance to the west boundary is 2.8 metres as opposed to 3.4 metres previously approved. The eaves height has been lowered by 500mm at the west gable of the left-hand block.

Some minor changes have been proposed to window and door design. The rear ground floor protrusion has been altered to an almost flat roof design. Dormers are now in the form of catslide dormers rather than wallhead box dormers.

In terms of materials proposed, a significant amount of timber cladding is proposed for the rear single story protrusions and for the projecting bays. The remainder of the elevations will be natural stone. The roofs shall be slate with lead for the dormer roofs.

Scheme 2

The applicant has revised the materials by replacing the lower section of the front bay windows with stone, and the large timber panels have been replaced with contrasting stone panels. Further details of the doors have been submitted.

Consultations

No consultations undertaken.

Representations

The application was advertised on 02/07/04. Seven letters of representation have been received, 6 from residential neighbours and one from the Grange Association. The issues raised are:

1. Use of timber is inappropriate for the conservation area.
2. 'Cheapens' the appearance of the two blocks
3. Not in keeping with the character of the area

Policy

The site is identified by the CENTRAL EDINBURGH LOCAL PLAN as being within an area allocated for Housing and Compatible Uses.

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 CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

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 GE13 (OPEN SPACE IN NEW HOUSING) sets out requirements for open space provision for major housing developments.

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.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character or appearance of the conservation area? They're 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 take account of the following specific considerations:

- a) Will the amendments have any adverse effect on the character or appearance of the conservation area?
- b) Will there be any worsening of overshadowing or privacy to neighbouring properties?

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 main change to the proposals are in the materials. The applicant has proposed timber cladding for the bays on the front and gable elevations. The amount of timber originally proposed in this submission has been reduced. The reduced amount of timber cladding to the front elevation is acceptable, and is appropriate for this mews style development. Samples of the timber will have to be submitted and approved prior to development commencing. Likewise stone samples will be required.

The revised dormer style is considered to be in keeping with the style of the new buildings and the use of lead on the dormer roofs is appropriate.

The revised footprint is marginally bigger than that already approved, but this will not have any adverse effect on the spatial character of the area. The open space provision will remain almost identical.

It is considered that the amendments will have little or no additional effect on the character and appearance of the conservation area.

b) In terms of the effect on neighbouring residential amenity, there will be no change to standards of privacy over the existing scheme. There will be the same number of windows in the same positions as before. Some of the distances to the rear boundary will be marginally increased therefore a slight improvement may be realised.

In terms of overshadowing the same applies, except for the west gable of the left-hand (west) mews block. This will be 600mm closer to the west boundary. It should however be noted that the eaves height has been dropped by 500mm, and so essentially the overshadowing to this boundary remains the same. The introduction of a hipped end to the right hand (east) mews block reduces the overshadowing to the garden of the villa at 58 St Albans Road.

The proposals will have no greater effect on the amenity of neighbouring properties than the already approved scheme.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 48 -Sciennes

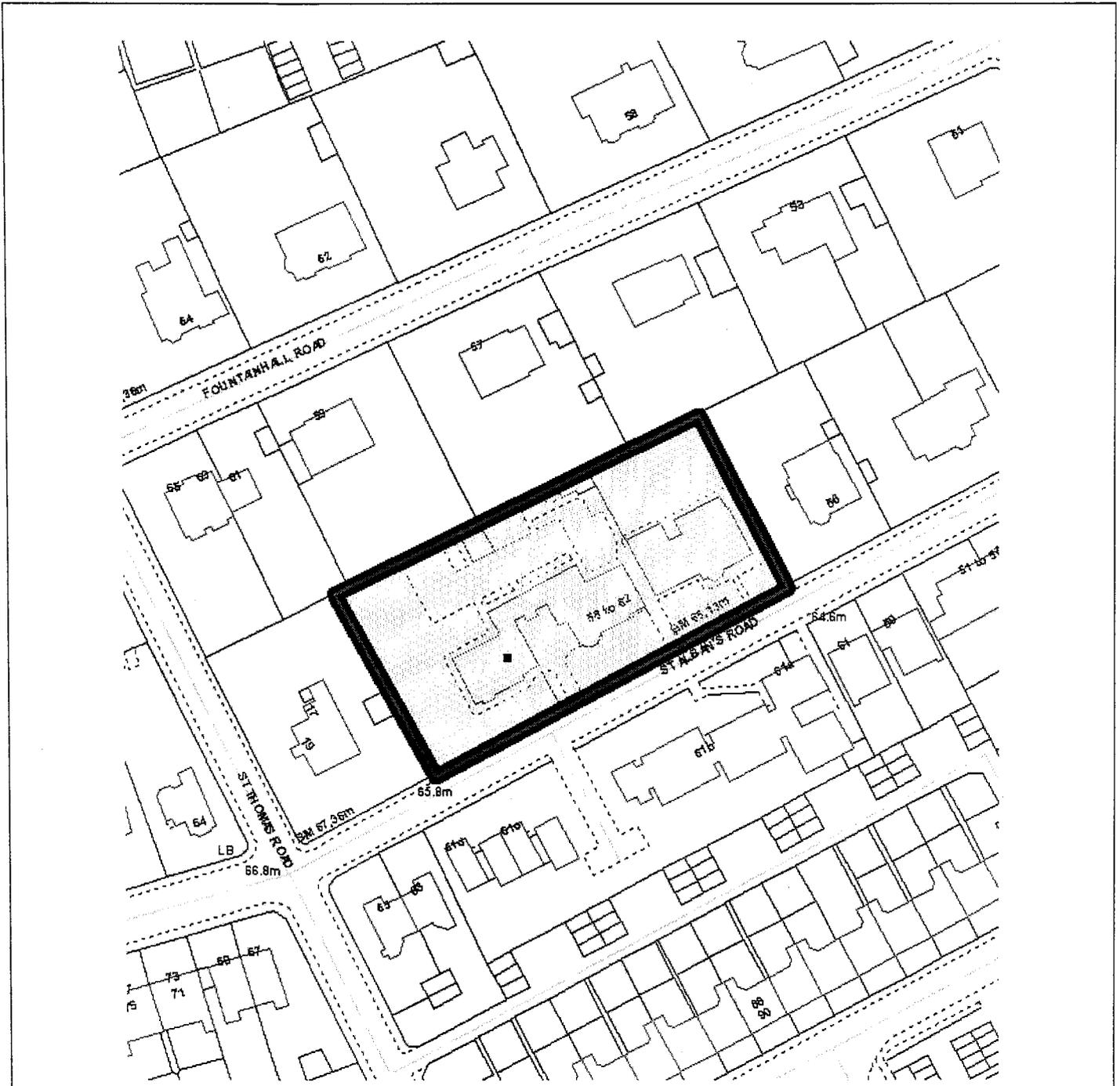
Local Plan Central Edinburgh

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

File AF

Date registered 22 June 2004

**Drawing numbers/
Scheme** 01-3,6-13
Scheme 2



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			