

Full Planning Application 05/01154/FUL
at
6 Flat 8 Russell Place
Edinburgh
EH5 3HA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01154/FUL, submitted by Ms MacPherson. The application is for: **Alter dwelling house (form attic conversion including dormers front and rear) (As Amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is a semi-detached cottage located within the Trinity Conservation Area. The cottage is finished with red and white bricks and has two characterful windows to the front which create an interesting feature to the front of the building. The cottage has been added to, with an extension to the left side obvious through the different type of brick that has been used. There is a small front porch, also finished with brick. The roof is pitched with hipped ends and is clad in slate. The windows in the cottage are a mixture of a traditional and more modern casement types. There is an off street parking space to the front with a small garden. The rear garden area is bounded by 1 metre high picket fence and is reasonably open to the neighbouring property.

Site history

There is no relevant planning history on file for this site.

Description of the Proposal

The application seeks to convert the loft of the cottage creating a first floor including dormers to both elevations of the roof. The ceiling of the cottage requires to be lowered which will alter the feature windows to the front elevation. The two sash and case windows are proposed to be reduced in height with the top section filled in with brick to allow the ceiling level to be dropped. The application seeks to erect two small dormers to the front and rear of the roof. The dormers are proposed to rise in brick from the existing wall head with hipped roofs clad in slate.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

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

In order for this application to be determined the following issues should be considered, whether:

- a) The scale and design of the proposal is appropriate to preserve or enhance the character and appearance of the conservation area ;
- b) The proposal will adversely affect the character of the existing building or the surrounding area; and
- c) There will be any loss of residential amenity as a result of the proposals.

TRINITY CONSERVATION AREA CHARACTER STATEMENT

This typical villa area is dominated by houses set in large gardens with stone walls and mature trees. The style and mix of Georgian and Victorian villas is unrepeated in Edinburgh; some are embellished with Gothic details and ornamental ironwork; others have towers and attractive stone porches. Although the area is overwhelmingly domestic in scale and suburban in nature, it lacks the order of other stonebuilt suburbs such as the Grange and Merchiston.

- a) The property has been converted from an old school house and as a result has been altered significantly. The proposal seeks to alter and extend the property further, bringing together a more unified design to the front and rear elevations. The introduction of small dormers to the front and rear of the cottage complies with guidelines and is considered to be in character with the Conservation Area and helps to unify the front elevation of the building, therefore creating an improvement within the Trinity Conservation Area.
- b) The scale, design and materials are considered to be in character with the existing dwelling. As above, the proposal aids in bringing the continuity of the front elevation together with the unifying of the window openings and re-introducing key features such as the arched design above the front windows.
- c) The proposals do not create issues relating to loss of residential amenity.

There are no material considerations that outweigh this conclusion.

It is recommended that the committee approves this application.



Alan Henderson
Head of Planning and Strategy

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|---|----------------------------------|
| Contact/tel | Shelley Thomson on 0131 529 3770 |
| Ward affected | 11 - Trinity |
| Local Plan | North East Edinburgh Local Plan |
| Statutory Development Plan Provision | Mainly Residential |
| Date registered | 6 April 2005 |
| Drawing numbers/ Scheme | 02 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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: 6 Flat 8 Russell Place
Edinburgh
EH5 3HA
Proposal: Alter dwelling house (form attic conversion including dormers front and rear) (As Amended)
Reference No: 05/01154/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received in relation to this planning application. The letter raises concern regarding detrimental effect to the Trinity Conservation Area and loss of privacy.

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

The site is identified within North East Edinburgh Local Plan as being within the Trinity Conservation Area where special character and appearance is to be maintained and enhanced.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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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.

Reasons

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

End



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PLANNING APPLICATION

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|---|---|-------------|--------------------|
| Address | 6 Flat 8 Russell Place, Edinburgh, EH5 3HA | | |
| Proposal | Alter dwelling house (form attic conversion including dormers front and rear) (As Amended) | | |
| Application number: | 05/01154/FUL | WARD | 11- Trinity |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |