

**Full Planning Application 05/00501/FUL**  
**at**  
**13 St Catherine's Place**  
**Edinburgh**  
**EH9 1NU**

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

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**1 Purpose of report**

To consider application 05/00501/FUL, submitted by Mr + Mrs Jenkins. The application is for: **Remove existing external store + form extension to rear, widen vehicular access.**

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 is a two storey semi-detached traditional stone villa located on the east side of St Catherine's Place. Similar styled properties lie adjacent.

The property is not listed although it is located within the Grange Conservation Area.

**Site history**

There is no relevant planning history.

## **Description of the Proposal**

The proposal is for the erection of a single storey extension to form a family room at the rear of the existing dwellinghouse. The extension is of a traditional design and will utilise second hand slate and render walls. Full length floor to ceiling sliding doors form the north and east elevation. A total of four new rooflights, two on each roof plane of the extension are also proposed. This extension will necessitate the removal of an existing attached lean -to outbuilding that lies adjacent to the communal wall boundary with the next door property no.11)

A enlargement of the existing driveway width is proposed. This will increase from 2.8 metres to 3 metres. An additional row of paved slabs are proposed at the side of the existing driveway to increase its width from 2.6 metres to 3 metres.

### **Scheme 1**

The new driveway width is now reduced to 3 metres from 3.6 metres.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are;

- Do the proposals preserve or enhance the character or 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 take account of whether the proposal:-

- a) Will preserve and enhance the character of the conservation area;
- b) Affect residential amenity;

c) Is acceptable in the interests of highway safety;

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 scale and design of the proposed extension relates well, in visual terms, to the dwellinghouse. It is located on the rear elevation and will be subservient to the original dwellinghouse. Furthermore the symmetrical balance of this semi-detached block will not be compromised.

The driveway entrance width will be marginally increased from 2.8 metres to 3 metres. This increase is minor and will have no significant effect, in visual terms, to the frontage and the character of the conservation area. Although the driveway within the applicant's garden is to be increased by means of an additional row of paving slabs this minor increase will be minimal in terms of the appearance and "green" characteristics of the garden.

The proposal, including the extension and driveway alterations as described above, will not significantly alter the "green" characteristics of the plot in terms of the villa policy.

The proposed materials for the extension and the driveway will ensure that they complement the main dwellinghouse. A condition is recommended which requires appropriate samples to be submitted for final approval.

The proposed extension will not exceed one third of the applicant's rear garden and therefore leaving an acceptable level of amenity for the applicant. The resultant building to plot ratio remains consistent with adjacent plots.

b) In respect of overshadowing and loss of daylight regarding the adjacent attached property (no. 11) the proposed rear extension meets the acceptable requirement as advocated by the 43 degree and 45 degree assessment (elevation) method. Although it affects the next door window in the 45 degree plan assessment method. This window in the next door neighbouring property is already affected by the existing high stone boundary wall. Therefore, taking this into account, the proposal will not have a detrimental impact upon the amenity of the next door property in terms of loss of daylight/overshadowing.

Regarding the issue of privacy, the entire rear garden is well screened by a large stone wall which will ensure that privacy is maintained for both the applicant and neighbours.

c) Transport have raised no objections subject to conditions which cover the requirement for the driveway to be paved to prevent the discharge of loose material onto the road and the reduction in height of the adjacent high stone wall.

The driveway is paved. Whilst the high stone wall is higher than the advice as recommended by Transport, this wall already exists. This feature of a high wall abutting the road is a characteristic feature of the conservation area. There are other properties which have a similar feature at their entrance. Lowering the wall height over a certain length would have a detrimental impact upon the visual amenity and character of the conservation area.

In conclusion, the proposals are appropriate and sympathetic to the character of the dwelling house, its curtilage and the conservation area as a whole. It will not result in any adverse effect upon the amenity of neighbours nor will it raise any significant concerns in respect of road safety.

It is recommended that the committee approves this application subject to conditions requiring samples, details of gates and conservation rooflights.

Alan Henderson

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**Alan Henderson**  
Head of Planning and Strategy

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| <b>Contact/tel</b>                          | Ian Dryden on 0131 529 3464 (FAX 529 3717) |
| <b>Ward affected</b>                        | 48 - Sciennes                              |
| <b>Local Plan</b>                           | Central Edinburgh                          |
| <b>Statutory Development Plan Provision</b> | Housing and Compatible Uses                |
| <b>Date registered</b>                      | 9 March 2005                               |
| <b>Drawing numbers/<br/>Scheme</b>          | S2:01,02,04-06<br>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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application

**Application Address:** 13 St Catherine's Place  
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## Consultations, Representations and Planning Policy

### Consultations

#### Transportation

*No objections to the application subject to the following conditions being applied.*

- 1. A length of 2m nearest to the road should be paved to prevent deleterious material (eg.loose chippings) being carried onto the road.*
- 2. The maximum height of any solid wall adjacent to the driveway should be 1.05m*

*Reasons:*

- 1. To comply with the Council's design standards*
- 2. To maintain adequate visibility for vehicles entering and leaving the driveway.*

### Representations

The application was advertised on 18 March 2005. One letter of objection and one letter of comment from the Grange Association have been received. A summary of these is as follows:-

- Inaccuracy of plans.
- Inappropriate widening of access.
- Loss of the existing external store.
- Concern at the design of the proposed extension being inappropriate to the conservation area.
- Overshadowing of rear garden.

***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 property is located in an area of Housing and Compatible Uses in the Central Edinburgh Local Plan.

### 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 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 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. Details of entrance gates shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be 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 enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the planning authority to consider this/these matter/s in detail.

4. In order to safeguard the character of the conservation area.

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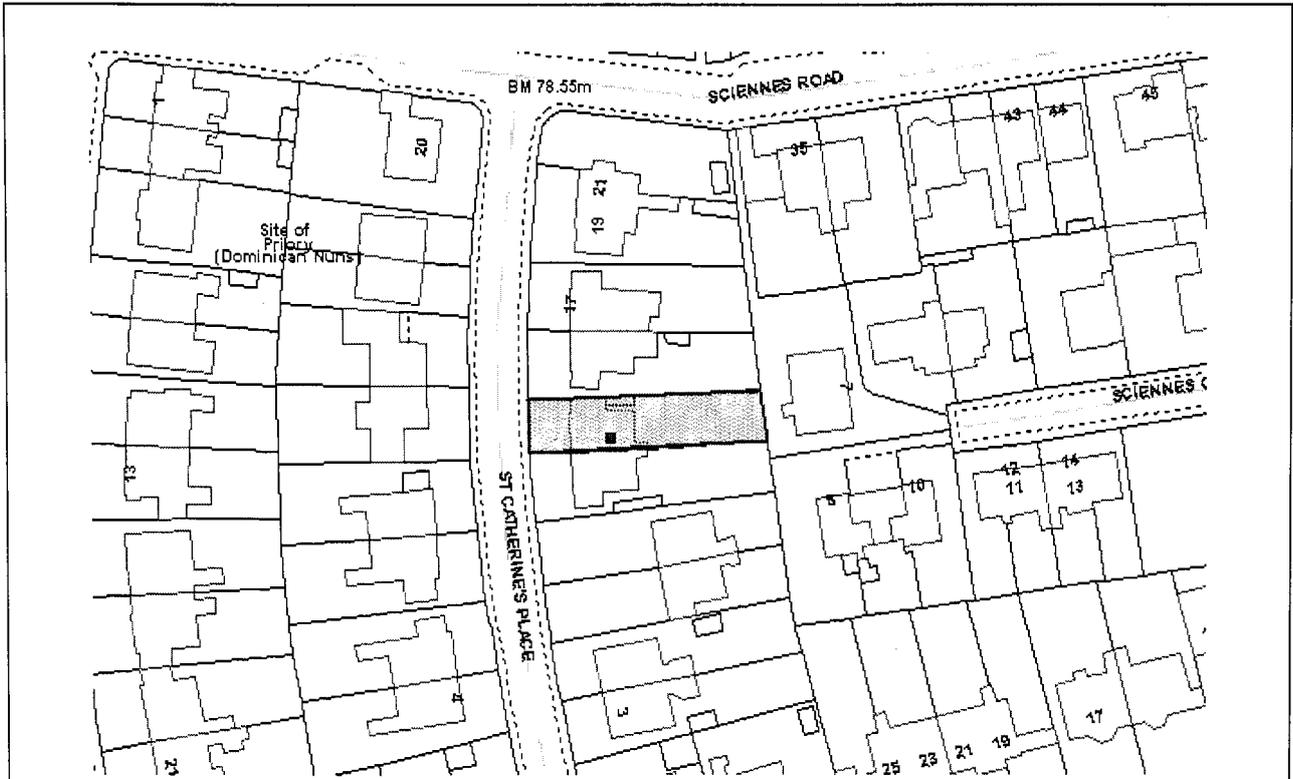
**End**

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**Location Plan**



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