

Development Management Sub Committee

Wednesday 7 March 2018

**Application for Planning Permission 17/05035/FUL
At 172 Whitehouse Loan, Edinburgh, EH9 2EZ
Single storey, flat roofed kitchen extension to east of 172
Whitehouse Loan. Extension to use materials to match
existing property. Introduction of new service door to east
elevation to serve garage. Remove second floor balcony by
pulling existing glazing forward (as amended).**

Item number	4.6
Report number	
Wards	B15 - Southside/Newington

Summary

The proposal would be a compatible addition to the side elevation of the host property and would be acceptable in scale, form and design. It would not have an unacceptable impact on neighbouring amenity and it would not detract from the character and appearance of the Merchiston & Greenhill Conservation Area. The proposal complies with Planning Policy Des 12 and Env 6 in the adopted Edinburgh Local Development Plan, non-statutory guidance for Listed Buildings and Conservation Areas and the non-statutory Guidance for Householders.

Links

<u>Policies and guidance for this application</u>	LEN06, LDES12, NSHOU, CRPMER, NSLBCA, NSHOU,
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Report

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pulling existing glazing forward (as amended).**

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The property is a modern three-storey end terrace residential dwelling with private parking to the front and a garden to the rear. It forms part of a small development, largely set behind a traditional stone wall. It is located at the junction between Whitehouse Loan and Newbattle Terrace.

This application site is located within the Merchiston and Greenhill Conservation Area.

2.2 Site History

19.12.2016 - Erection of new single storey extension to rear of existing dwelling. Install new Photovoltaic panels to roof of extension - application withdrawn (16/05298/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for a single storey, flat roof, side extension on the eastern elevation of the property. The materials would be contemporary, with extensive areas of glazing.

The proposal also includes the formation of a door on the eastern elevation and the removal of the second floor balcony by forming glazing, flush with the building's south facade.

The changes proposed to the balcony do not constitute development as defined under Section 26 of Town and Country Planning (Scotland) Act 1997. No further assessment is made of this element of the application.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

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

- a) the proposed scale, design and materials are acceptable;
- b) the proposal is detrimental to the amenity of neighbours;
- c) the proposals have any equalities or human rights impacts; and
- d) any public representations are addressed.

a) Scale, form and design

The Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area.

The proposed extension is of a modern design that would sit comfortably within the context of the building and its neighbours. When viewed from Whitehouse Loan, the development would be well-screened from the public realm, being situated behind a stone boundary wall. The layout and scale of the proposal would respect the spatial pattern of the overall development, forming a modest and sympathetic addition to the building. It would not represent overdevelopment and would sit comfortably on the gable elevation. The proposed materials and fenestration design would provide a lightweight addition to the original building and are acceptable in this location.

The proposal accords with local development plan policy Des 12, Env 6, the non-statutory Guidance for Householders and the non-statutory Listed Building and Conservation Area guidance. The proposal would not detract from the architectural integrity of the building or the character and appearance of the Merchiston and Greenhill Conservation Area.

b) Neighbouring amenity

The application was assessed in relation to neighbouring amenity. The proposed single storey extension would have no impact on overshadowing or sunlight by virtue of it being situated on the eastern elevation of the host property which is detached from neighbouring properties and is enclosed by a large stone boundary wall. Any loss of sunlight would be within the curtilage of the application site. The proposal satisfies the criteria set out in the non-statutory Guidance for Householders and will not cause any loss of neighbouring amenity.

c) Equalities or human rights impacts

The application was assessed in terms of equalities and human rights. No impact was identified.

d) Public comments

Thirteen letters of representation were received:

Material representations - Objection

- The extension would be inappropriate by virtue of its size, scale and design; this is addressed in section a).
- The removal of the balcony would be inappropriate by virtue of its impact on the host property and character and appearance of the conservation area; this is not development.
- The proposal would have an impact upon neighbouring amenity and blocking light into other residential dwellings; this is addressed in section b).

Non-material representations - Objection

- Issues during construction; this is not a material planning consideration.
- Potential to set a precedent; this is not a material planning consideration.
- Personal issues between neighbours; this is not a material planning consideration.
- Potential to impact upon this is not a material planning consideration.
- Potential damage to vehicles; this is not a material planning consideration.

Conclusion

The proposal is in accordance with Planning Policy Des 12 and Env 6 in the adopted Edinburgh Local Development Plan, non-statutory guidance for Listed Buildings and Conservation Areas and the non-statutory Guidance for Householders. It would not have an adverse impact upon the character and appearance of the Merchiston and Greenhill Conservation Area, neighbouring amenity, equalities or human rights and all public comments have been addressed.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Thirteen letters of objection were received from members of the public.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Edinburgh Local Development Plan; Urban Area.
Policy Env 6; Conservation Area - Development.

Date registered

31 October 2017

Drawing numbers/Scheme

01,02,03a,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

The Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

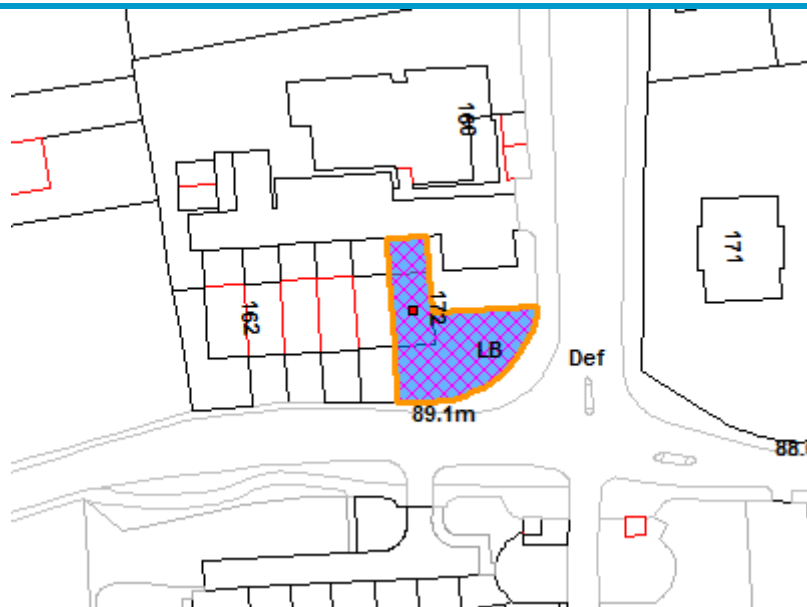
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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