

Development Management Sub Committee

Wednesday 21 March 2018

**Application for Planning Permission 17/05929/FUL
At 9C Doune Terrace, Edinburgh, EH3 6DY
Erect single storey rear extension to nursery.**

Item number	4.1
Report number	
Wards	B11 - City Centre

Summary

The proposed development complies with the Edinburgh Local Development Plan, Historic Environment Scotland guidance and non-statutory Council guidance. It will not adversely impact on the setting of the listed building, the character and appearance of the conservation area, the outstanding values of the Edinburgh World Heritage Site, residential amenity or road safety.

Links

[Policies and guidance for this application](#) LDES12,

Report

Application for Planning Permission 17/05929/FUL At 9C Doune Terrace, Edinburgh, EH3 6DY Erect single storey rear extension to nursery.

Recommendations

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

Background

2.1 Site description

The application relates to a property located within a five storey townhouse on the north side of Moray Place. The children's day nursery occupies the lower ground floor and basement and is accessed to the rear from Doune Terrace. Numbers 9C to 10 Doune Terrace properties are in effect the rear lower levels of the main Moray Place terrace with open garden ground extending out to the street. East of this, the properties in Doune Terrace front directly onto the street. In this case, the upper elevations of the rear of the Moray Place townhouses are visible from the street in Doune Terrace, whereas the lower levels are screened by walls, railings and vegetation.

Surrounding properties are all Georgian townhouses which are generally in residential use on the upper floors, with mixed residential and commercial use on the ground and basement floors.

The building is category A listed and was designed by James Gillespie Graham in 1822, as part of a classical palace block. It was listed on 3 October 1967 ref: 28659. The site is in the Edinburgh World Heritage Site.

2.2 Site History

The site has operated for 15 years under the present management and was a nursery for 10 years prior to that.

27 September 2006 - Consent granted for partial change of use of 15A Moray Place to ancillary accommodation for childrens' nursery and increase in numbers by 15 (application number 05/04031/FUL).

Main report

3.1 Description Of The Proposal

The proposal is to construct a modern, minimalist designed flat roofed extension into the garden along the west boundary. This will serve as extra nursery classroom accommodation. The extension will allow a better learning environment, flexibility and flow through the building and allow the nursery to maintain current numbers when the lease on the lower ground floor of the main building expires in a few years time. It will measure 10.4 metres in length x 3.5 metres in width and 3.1 metres in height. The extension will sit 0.3 metre below the boundary wall. Materials will be mid-grey zinc roof and wall cladding with dark grey aluminium framed glazing with a small entrance link in black fibre cement cladding. A feature window will have a contrasting coloured collar.

A small shed along the west boundary will be demolished to make way for the extension. The garden will be remodelled in part with a new lowered courtyard area surfaced with setts/paviours and retaining walls (buff brown multi brickwork), plus an extended metal staircase down from the rear of the lower ground floor.

Applicant's Supporting Statement

This document is available to view on the Planning and Building Standards online services.

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 consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 principle of the use is acceptable;
- b) the design and materials of the extension are appropriate to the setting of the listed building, the conservation area and the Edinburgh World Heritage Site;
- c) the development would result in any loss of residential amenity;
- d) there are any road/parking issues;
- e) there is any issue of precedent;
- f) the objections have been addressed; and
- g) there are any equality or human rights issues.

a) Principle

The use is currently a nursery with a capacity of 65 children. The number of children will not change as a result of this development. The principle of the extension is therefore acceptable within this residential area under Policy Hou 7 - Inappropriate Uses in a Residential Area, of the Edinburgh Local Development Plan (LDP).

b) Design and Materials

The extension is low level, minimalist in design and of subdued, dark zinc finish, and whilst it will stretch along the west boundary will be below the height of the adjacent feu wall and will not be visible from Doune Terrace because of this and because of intervening walls, railings and vegetation.

The design and materials are contemporary. There is an existing small glazed extension on the other side of the garden close into the current basement area which this new extension will face. Due to the subdued scale and the subordinate appearance of the extension, it will not adversely impact on the setting of the listed building (policy Env 3 of the LDP), or impact in other than a minor way on the character and appearance of the conservation area (Policies Env 6 and Des 12 - Alterations and Extensions). This is because the minimalist architecture and low key position of the building does not compete visually with the dominant historic garden walls or the rectangular layout of this new town property: a characteristic of the conservation area identified in the New Town Conservation Area Character Appraisal. The proposals will reduce the garden area but there is a small shed in this location which is to be removed and the remainder of the garden is hard play area and decking, so the loss of green space is not an issue. For comparison, the existing usable open garden space is approximately 166 square metres. This would be reduced by 35 square metres, or 21 per cent as a result of the development.

It will have no impact on the outstanding values of the Edinburgh World Heritage Site (Policy Env 1 of the LDP). It is sympathetic to its context. It is a well designed modern addition that will not read as part of the original building and will less radically affect its appearance than a pastiche development. It complies with the HES document 'Managing Change in the Historic Environment'.

The proposals add positively to the sense of place and are of high quality materials and comply with Policy Des 1 of the LDP. The proposals comply with Policy Env 6 of the LDP - Conservation Areas. A condition is recommended to ensure the cladding and surface treatments are acceptable.

c) Amenity

The number of children is not being increased, so that the level of noise will not increase above current levels. Furthermore, the number of drop offs and pick ups in the street will remain constant. The extension will be equally as visible from directly above and from the east, as is the current garden. Loss of privacy will not therefore occur to any surrounding flat as the garden is already visible from these flats, including that of the objector at 9 Doune Terrace directly above the site.

There will be no loss of residential amenity in accordance with Policy Des 12 and Hou 7 of the LDP.

d) Roads/Parking Issues

There will be no increase in in the number of children and so the number of vehicles visiting the premises is unlikely to change. Whilst it is accepted that traffic congestion occurs in Doune Terrace at the beginning and end of the nursery day, this cannot be controlled, is transitory and this development will not make it worse.

Consequently, there are no road or parking issues associated with this development. The development complies with Policy Tra 2 of the LDP.

e) Precedent

Each application is assessed on its own merits. However, in this case the extension is a one off for an established childrens' nursery, in a tucked away position. It does not form any precedent for this terrace or the locality.

f) Public comments

Material representations - Objection:

- Further intensification of use/scale - assessed in section 3.3e) of the Assessment.
- Significant impact on the built form (Conservation Area, Listed Building and World Heritage Site) - addressed in section 3.3b) of the Assessment.
- Style and design - addressed in section 3.3b).
- Loss of green space - addressed in section 3.3b).
- Impact on privacy/amenity/noise/deliveries - addressed in section 3.3c).
- Traffic/congestion - addressed in section 3.3d).

- Precedent -addressed in section 3.3e).

Material Representations - Support:

- Supports the provision of good quality nurseries in the city centre such as this.

Non-material representations:

- Referred to non-neighbour notification in one case. This has been addressed.

New Town and Broughton Community Council:

- Objected concerning the progressive increase in the number of pupils over the years and intensification of the use and the impacts of the proposed extension on the listed building, conservation area and Edinburgh World Heritage Site. These concerns are addressed in paragraphs 3.3a) and 3.3b) of the Assessment and the outcomes are not found to be significant.

g) Equalities

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

Conclusion

The proposed development complies with the Edinburgh Local Development Plan, Historic Environment Scotland guidance and non-statutory Council guidance. It will not adversely impact on the setting of the listed building, the character and appearance of the conservation area, the outstanding values of the Edinburgh World Heritage Site, residential amenity or road safety.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Sample/s of the proposed cladding, roofing and courtyard surfacing materials shall be submitted to and approved in writing by the Planning Authority before work commences on site.

Reasons:-

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

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

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 meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 12 January 2018. Nineteen letters have been received: 17 of objection, one non-material about notification and one of support. The objections include one from the New Town and Broughton Community Council.

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**

The property forms part of an A listed building located in an Urban Area and an Historic Garden/Designated Landscape-Inventory Site in the Edinburgh Local Development Plan.

Date registered

18 December 2017

Drawing numbers/Scheme

David R. Leslie
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Links - Policies

Relevant Policies:

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

Appendix 1

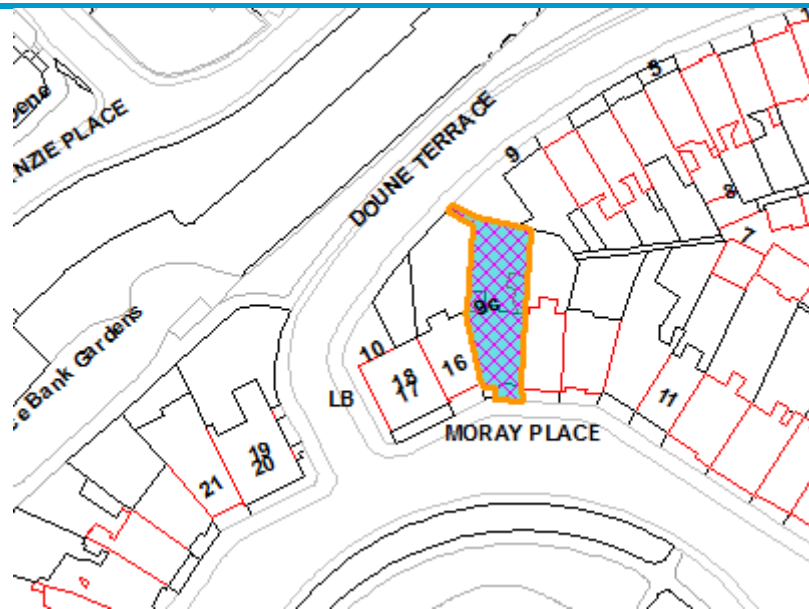
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Consultations

Historic Environment Scotland

Do not have any comments to make on the proposals.

Location Plan



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