

Development Management Sub Committee

Wednesday 9 May 2018

Application for Planning Permission 18/01045/FUL

At 161 Colinton Road, Edinburgh, EH14 1BE

Install three dormers to rear and a dormer to side, install two rooflights to front and a rooflight to side, remove existing rooflight and install new hipped rooflight on roof of single storey rear extension, slap through to form opening and install new glass sliding doors on ground floor at the rear (in retrospect).

Item number	4.2
Report number	
Wards	B09 - Fountainbridge/Craiglockhart

Summary

The alterations comply with the development plan and non-statutory guidance, will not adversely affect the character and appearance of the house or the surrounding area and would not prejudice neighbouring residential amenity. It is recommended that this application is Granted..

Links

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

Report

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Recommendations

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

Background

2.1 Site description

The application refers to a doctor's surgery occupying a semi-detached, two storey and attic, Tudor style villa on the south side of Colinton Road.

The surrounding area is predominantly residential.

2.2 Site History

13 October 2017 - Planning permission granted for a change of use from commercial to residential (application number: 17/03428/FUL). Works have commenced.

Main report

3.1 Description Of The Proposal

This application is in connection with works required to upgrade the property from a doctor's surgery to a residential property which was granted consent under application reference 17/03428/FUL.

It is proposed to install three dormer windows to the rear of the property and one to the west side. It is also proposed to carry out other alterations including the installation of two rooflights to the front and one on the west side, the removal of an existing rooflight, installation of a new hipped rooflight on the roof of an existing single storey rear extension and to form a new door opening at ground floor level on the rear elevation.

The dormer windows will have a black painted timber weatherboard finish to the sides and a black single ply membrane for the roof.

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 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; and
- (c) representations raise issues to be addressed.

(a) Scale, Design and Materials

Policy Des 12 of the adopted Edinburgh Local Development Plan in relation to Alterations and Extensions states that *planning permission will be granted for alterations and extensions to existing buildings which:*

- a) in their design and form, choice of materials and positioning are compatible with the character of the existing building*
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties*
- c) will not be detrimental to neighbourhood amenity and character.*

Non-statutory 'Guidance for Householders' provides guidance on the size and positioning of dormer windows on roofs and sets out privacy distance requirements.

In this instance, the application is for several alterations including dormer windows and rooflights.

The three dormer windows on the rear of the property are of an appropriate width and sit comfortably on the roof. The dark coloured cladding to the sides and front of the dormer windows blends in with background of the slate roof.

The side dormer window is also of an appropriate width and sits comfortably on the roof.

The dormer windows, due to their positioning on the roof and their location at the side and rear of the house, will not have a significant visual impact on the streetscene.

The proposed rooflights on the south-west and north-west elevations and the alterations at ground floor level to form a new door opening are minor alterations which will have little impact on the character or appearance of the property.

Overall, the alterations will not have an adverse effect on the character and appearance of the house or the surrounding area.

(b) Amenity

The alterations do not raise any daylighting or sunlight issues.

In terms of privacy, the rooflights and dormer windows are over nine metres from the boundaries and comply with non-statutory guidance.

The alterations do not adversely affect neighbouring residential amenity.

(c) Public Comments

Material Representations - Objection:

- loss of privacy through overlooking - assessed in section 3.3 (b) and found to be compliant with non-statutory guidance; and
- not in keeping with the house - assessed in section 3.3 (a) and found to not have a detrimental visual impact.

Non- Material Issues:

- work has been/in the process of being carried out (retrospective application) - the applicant was of the understanding that the works constituted permitted development and commenced work. Planning legislation allows for applications to be made in retrospect.

No community council comments have been received.

Conclusion

In conclusion, the alterations comply with the development plan and non-statutory guidance, will not adversely affect the character and appearance of the house or the surrounding area and would not prejudice neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

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. 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

Neighbours were notified of the application. Seven letters of representation were received: 7 objecting.

A full assessment of the representations can be found in the main report in the Assessment section.

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**

Urban Area - adopted Edinburgh Local Development Plan

Date registered

19 March 2018

Drawing numbers/Scheme

01 - 05,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

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

Relevant Non-Statutory Guidelines

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

Appendix 1

Application for Planning Permission 18/01045/FUL

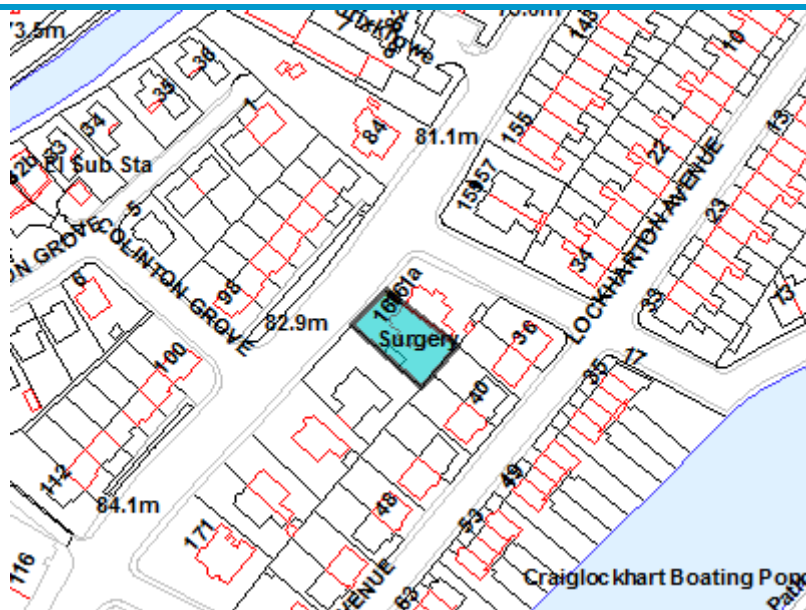
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Consultations

No consultations undertaken.

Location Plan



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