

Development Management Sub Committee

Wednesday 9 May 2018

Application for Planning Permission 17/05812/FUL

At 16 Wester Hill, Edinburgh, EH10 5XG

Proposed two storey extension at north gable wall, form bedroom extension and garage conversion to living room, extend entrance area and lounge to enlarge these areas and erect conservatory at rear (as amended).

Item number	4.6
Report number	
Wards	B09 - Fountainbridge/Craiglockhart

Summary

The proposals comply with the development plan and whilst they do not fully comply with non-statutory guidelines in terms of the encroachment into the open front and side garden areas, they preserve the character and appearance of the conservation area and would not prejudice residential amenity. It is recommended that this application is approved.

Links

Policies and guidance for this application	LDPP, LDES12, LEN06, NSG, NSHOU, NSLBCA, OTH, CRPCHI,
--	---

Report

Application for Planning Permission 17/05812/FUL At 16 Wester Hill, Edinburgh, EH10 5XG Proposed two storey extension at north gable wall, form bedroom extension and garage conversion to living room, extend entrance area and lounge to enlarge these areas and erect conservatory at rear (as amended).

Recommendations

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

Background

2.1 Site description

The application property is a two storey detached dwelling house located within a modern housing development at the western end of Wester Hill. It has an open frontage with part enclosed side and rear garden areas. To the south and west of the property is the Merchants of Edinburgh golf course.

The house is gable ended with a predominantly artificial stone finish to the walls and a tiled roof. The front, sides and rear of the part of the house where the integral garage is located is finished in render. The property is characteristic of those in the surrounding area.

This application site is located within the Craiglockhart Hills Conservation Area.

2.2 Site History

6 July 2017 - Planning permission granted for the erection of conservatory to rear, replacement of windows on a 'like for like' basis (in retrospect) (application reference: 17/01728/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to erect a single storey mono-pitched roof to the front of the house, a storey and a half extension to the north side of the house and replace an existing 'Victorian' type conservatory with a 'lean-to' type conservatory.

The proposed front extension will be 3.35m wide by 0.9m deep with a small infill area between the existing garage and the proposed extension. The proposed materials include artificial stone for the walls and tiles for the roof.

The side extension will be set back 0.66m from the front of the house and be 1.4m wide by 7.7m deep. The side extension includes an extension of the width of the existing dormer window. The proposed materials include a render finish to the north side, rear and front of the side extension. The roof will be tiled.

The conservatory to the rear of the house will be approximately 5.0m wide by 2.1m deep. The proposed materials include uPVC frames and a rendered base wall.

Scheme 1

The proposals have been amended to reduce the scale and footprint of the side extension.

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

(a) Scale, Design and Materials

Policy Des 12 of the 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;and*

c) will not be detrimental to neighbourhood amenity and character.

Non-statutory 'Guidance for Householders' in relation to side extensions recommends that the extension should be set behind the front line of the existing dwelling to give a clear definition between the new design and the existing building.

In relation to front extensions, the guidance advises that extensions that project beyond the principal elevation line are not generally allowed unless this fits in with the local character of the street. Corner plots can present a particular problem where the majority of the house's garden space is in front of the building lines and where they contribute to the character of the area, their openness will be protected by resisting any significant intrusion into the corner ground.

In this instance, the proposals are to a house within a modern residential development within the conservation area.

The proposed side extension is of an appropriate form, scale and design including materials which are to match the existing house. Whilst it extends into the side garden of the property, the openness of the corner plot is protected as a result of the modest encroachment proposed which will not have a significant impact on the character of the surrounding area. In view of this, an exception to guidance is justified in this instance.

The proposed front extension is a modest addition using materials to match the house. As the house sits alone, the extension will not impact on any building lines in the street.

The proposed conservatory to the rear of the house is of an appropriate form, scale and design including materials. It does not take up more than one third of the rear garden thereby complying with guidance and respecting the spatial pattern of the surrounding area.

Policy Env 6 of the Edinburgh Local Development Plan in relation to Development in Conservation Areas states that *development within a conservation area or affecting its setting will be permitted which:*

a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal;

b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area; and

c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

The Craiglockhart Hills Conservation Area Character Appraisal identifies the essential architectural character as *a limited number of key buildings of historic and architectural interest which add focus to the conservation area, high quality buildings set within a mixture of wooded and open slopes and the use of natural stone and slate as the traditional building materials in the area.*

In terms of the conservation area, the scale, form, design and materials proposed are in keeping with the existing dwelling house and the retention of the open front and side gardens of the property ensures that the key characteristics of the conservation area are preserved.

The proposals therefore preserve the character and appearance of the house and the wider conservation area.

(b) Amenity

The extensions are positioned such that they comply with non-statutory guidance in relation to daylighting and sunlight.

In relation to privacy, the windows to the front extension are over nine metres from the boundary and comply with guidance. The widening of the existing front facing dormer raises no privacy issues.

The south facing side of the conservatory is within nine metres of the boundary. However, it overlooks a golf course and therefore no residential privacy issues arise. The north side is over nine metres from the boundary and complies with guidance. The east facing side is within nine metres of the boundary. However, it is no nearer to the boundary than the conservatory that it replaces and therefore no adverse loss of privacy will occur.

Overall, the proposals will not adversely affect neighbouring residential amenity.

(c) Public Comments

Material Representations - Objection:

- out of keeping with surrounding area - the proposal has been revised and is assessed in section 3.3 (a);
- car parking - this relates to the use of the property as a house in multiple occupation which does not form part of the proposal. No additional bedrooms and no off-street parking are included in the proposals; and
- daylighting and sunlight - assessed in section 3.3 (b).

Non-Material Representations:

- availability of drawings - unavoidable delay in the drawings being publicly available. This issue was rectified and neighbours were given additional time for commenting; and
- use of property as a house in multiple occupation - not relevant to the proposal submitted. Planning permission would only be required where more than five non-related persons would be resident.

No community council comments have been received.

Conclusion

In conclusion, the proposals comply with the development plan and whilst they do not fully comply with non-statutory guidelines in terms of the encroachment into the open front and side garden areas, they preserve the character and appearance of the conservation area and would not prejudice 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. The development 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 5 January 2018 and 13 letters of representation were received: 10 objecting and 3 commenting on the availability of drawings.

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

12 December 2017

Drawing numbers/Scheme

01, 02A, 03A and 04,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Brian Fleming, Senior Planning Officer

E-mail:brian.fleming@edinburgh.gov.uk Tel:0131 529 3518

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.

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

Relevant Non-Statutory Guidelines

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

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

Other Relevant policy guidance

The Craiglockhart Hills Conservation Area Character Appraisal emphasises the outstanding quality of the natural topography and its visual relationship with the city, the high quality buildings set within a mixture of wooded and open slopes, the use of natural stone and slate as the traditional building materials.

Appendix 1

Application for Planning Permission 17/05812/FUL

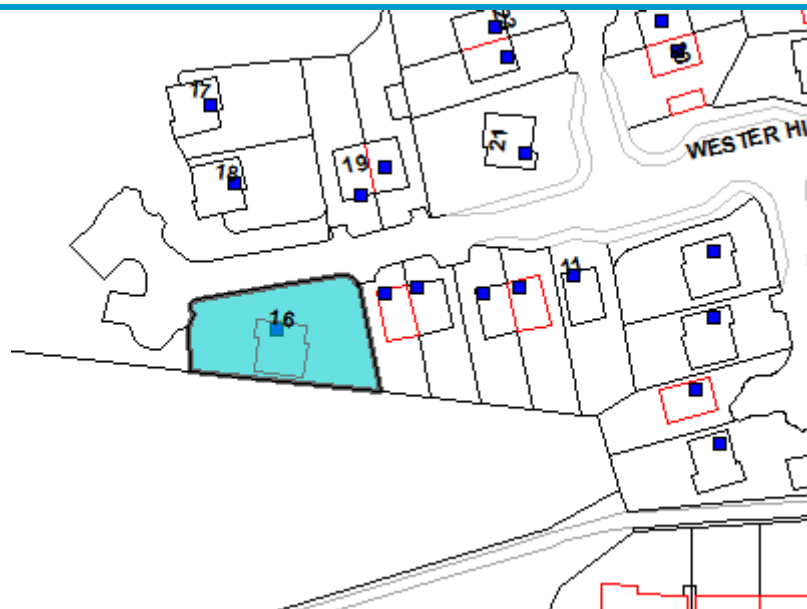
At 16 Wester Hill, Edinburgh, EH10 5XG

Proposed two storey extension at north gable wall, form bedroom extension and garage conversion to living room, extend entrance area and lounge to enlarge these areas and erect conservatory at rear (as amended).

Consultations

No consultations undertaken.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END