

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/06051/FUL
At 13 Lauder Road, Edinburgh, EH9 2EN
Extension to rear of property. Extend north western wing to front. Demolish existing lean-to shed. Internal alterations (as amended).**

Item number	4.7
Report number	
Wards	B15 - Southside/Newington

Summary

The proposal is acceptable in scale, form and design. It will not have an unacceptable impact on neighbouring amenity or privacy. The proposal complies with policy Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance in relation to Householders and Listed Buildings and Conservation Areas.

Links

<u>Policies and guidance for this application</u>	LEN05, LEN06, LDPP, LDES12, NSHOU, NSLBCA, CRPGRA,
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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 property is a two storey, stone built detached villa located on Lauder Road, Edinburgh. The property has an existing outshoot with mansard roof to the site of the property. The property has a large front, side and rear garden. The surrounding area is predominantly residential with similar villas around.

This application site is located within the Grange Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes to construct a one and half storey extension to the rear and side elevation of the building. Part of the existing outshoot would be removed and replaced with the new extension. The new extension will measure 3.50 metres in height, 6.00 metres in length. The rear extension will measure 3.80 metres in length and 2 metres in height, and will be finished in natural stone and timber frame windows. The proposed new roof would have a mansard appearance to match the original one.

One window on the rear elevation of the main building is to be repositioned.

Previous Scheme

The proposal has been amended to address concerns in terms of the design, build and form.

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 proposal is of an acceptable scale, form and design and will preserve or enhance the character and appearance of the conservation area;
- b) The proposal will result in an unacceptable loss to neighbouring amenity;
- c) Any impacts on equalities and human rights are acceptable; and
- d) Any comments raised have been addressed.

a) Scale, form, design and character and appearance of the conservation area

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The Edinburgh Local Development Plan (LDP) Policy Des 12 advises that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building, and will not be detrimental to neighbourhood amenity and character. LDP Policy Env 6 highlights the importance of preserving or enhancing the character and appearance of conservation areas and that the design and materials used are appropriate to the historic environment.

The amended scheme is of a design that will sit adequately within the side and rear elevations of the application property. The proposal, set back from the front elevation, is sympathetic in design terms and does not overwhelm or dominate the original house and its character and appearance will not be adversely changed as a result.

The proposal involves the removal of a raised wooden projection on the front elevation. Although, this is a unique feature, it is not a characteristic addition to buildings of this style, and its removal would not prejudice the architectural integrity of this building.

The proposal, by way of its scale and positioning, will maintain the existing rhythm of the street, preserving its open and spacious character and punctuation between buildings. The layout and scale of this proposal is in keeping with the spatial pattern of the surrounding area, and the proposal will have an acceptable impact on the character and appearance of the conservation area.

The window to the rear of the main part of the property would be repositioned to allow a greater degree of natural light going to the room, at the same time it would be sensitively replaced and in keeping with the character of the original building. The size and materials are appropriate and in keeping with the character of the building.

The proposed materials are natural stone and slate, and these would match the original building. Through the use of these materials, the proposal would form a sympathetic and subservient addition.

The proposal complies with Policies Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance for Householders and Listed Buildings and Conservation Areas.

b) Neighbouring amenity

The proposed extension would be in close proximity to the neighbouring property's side elevation windows. However, the non-statutory Guidance for Householders advises that side or gable windows are not normally protected for privacy and light.

The proposal would have no adverse effect on neighbouring daylight and sunlight. The proposal would not result in an unreasonable loss of neighbouring amenity and accords with LDP policy Des 12 and complies with the Non-statutory Guidance for Householders in respect to privacy, daylight and sunlight to neighbouring properties.

With regard to sunlight, the non-statutory Guidance for Householders states that half the area of neighbouring garden space should be capable of receiving potential sunlight during the spring equinox for more than three hours. The development does not rise slightly above the 45 degree line criterion, as set out in the non-statutory Guidance for Householders. However, any additional overshadowing is minimal and would be limited to a small portion of the overall day - less than three hours during the spring equinox. The development is in compliance with the non-statutory Guidance for Householders and will not cause unreasonable overshadowing of neighbouring properties.

The proposal will not result in an unreasonable loss of neighbouring amenity and accords with policy Des 12 and complies with the Non-statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified. An Equalities and Human Rights Impact Assessment has been completed.

d) Public comments

Material Representations - Objection:

- The proposal harm the character and appearance of the conservation area and its setting. This has been addressed in section 3.3 (a).
- The proposal does not comply with the Edinburgh Local Development Plan and the Grange Conservation Area Character Appraisal. This has been addressed in section 3.3 (a).
- The proposal would have adverse effect on the amenity in terms of noise and privacy. This has been addressed in section 3.3 (b).
- Loss of original materials and use of materials that will fail to match the existing house. This has been addressed in section 3.3 (a).

Conclusion:

The proposal is acceptable in scale, form and design. It will not have an unacceptable impact on neighbouring amenity or privacy. The proposal complies with policy Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance in relation to Householders and Listed Buildings and Conservation Areas.

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. 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.

3. 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.

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 attracted ten letters of representation, nine objecting to the Planning Application and one supporting.

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**

Edinburgh Local Development Plan

Date registered

22 December 2017

Drawing numbers/Scheme

01, 02, 03, 04A,

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 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

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

Relevant policies of the Local Development Plan.

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.

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

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

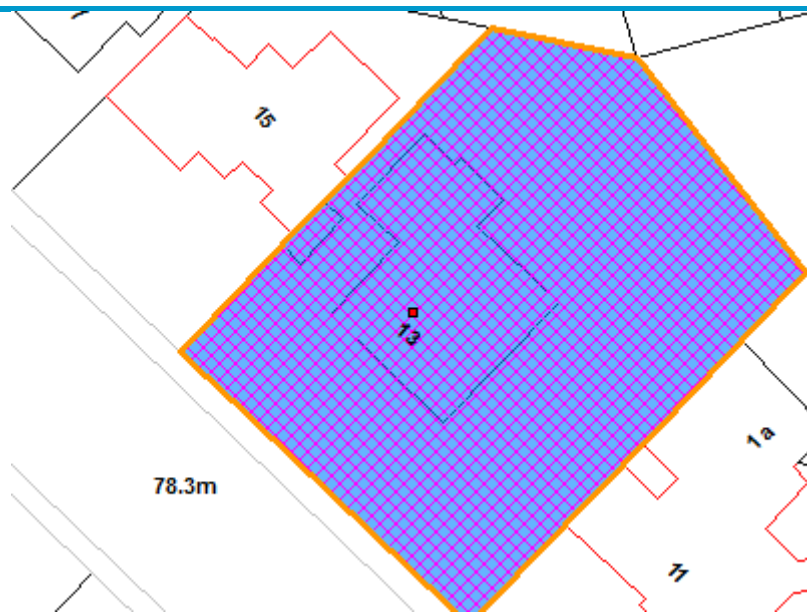
Appendix 1

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At 13 Lauder Road, Edinburgh, EH9 2EN
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front. Demolish existing lean-to shed. Internal alterations
(as amended).**

Consultations

No Consultations received.

Location Plan



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