

Development Management Sub Committee

Wednesday 12 September 2018

Application for Planning Permission 18/02511/FUL

At 8 Ladywell Avenue, Edinburgh, EH12 7LH

Remove existing conservatory, chimney breast, windows and doors, lintel between garage and house, cladding and roof fascias; form openings, single storey extensions, entrance canopy, rooflights, replace windows, re-render exterior walls and form brick basecourse, replace front door, new entrance steps, fascias and flue, paved terrace areas to rear and opening in boundary wall and gate.

Item number 4.1

Report number

Wards B06 - Corstorphine/Murrayfield

Summary

The proposals comply with the development plan and the Council's non-statutory guidelines. The proposals preserve the character and appearance of the conservation area, will not adversely affect the character of the house and will not prejudice residential amenity.

Links

[Policies and guidance for this application](#)

LDPP, LDES12, LEN06, NSG, NSHOU, NSLBCA, OTH, CRPCOR,

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 property is a two storey detached house within a large garden in a back land location accessed by a long driveway off the west side of Ladywell Avenue. The house has a linked garage on its east side.

The house is of a modern design and has a predominantly white rendered finish to the walls and a tiled pitched roof.

To the south of the site is the small cul-de-sac of Ladywell Gardens. The application site is separated from Ladywell Gardens by a facing brick wall.

This application site is located within the Corstorphine Conservation Area.

2.2 Site History

6 August 1991- planning permission granted to alter and extend dwelling house (application number 91/01713/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to remove an existing conservatory from the west side of the house and replace it with an extension and erect an additional smaller extension to the south side of the house.

Other proposed alterations include the replacement of the existing gutter and fascia on the part of the house adjacent to the proposed extension, the alteration of existing windows and doors, the installation of rooflights, the removal of a chimney, the installation of two small paved terrace areas on the west side of the house, a metal flue for a wood burning stove through the roof of the house and the creation of a pedestrian access with gate in the southern boundary wall.

The proposed extension to replace the conservatory will be positioned centrally on the west elevation of the house. The extension will be 4.9m wide by 4.9m deep on its north side and 1.0m deep on its south side.

It will be a contemporary designed flat roofed extension with protruding bespoke rooflight. The walls of the extension will be timber clad incorporating large sections of glazing.

The replacement gutter and fascia on the part of the house adjacent to the proposed extension on the west side of the house will match that of the extension.

The proposed extension to the south side of the house will be of a similar design using matching materials as the one proposed on the west side. It will be six metres wide by 1.2m deep.

The alterations to the windows and doors include the alteration of the existing entrance door and window on the south side of the house and a window to form a fully glazed door on the west side of the house.

The double rooflights are proposed on a west facing roof plane of the house.

The proposed chimney scheduled for removal is located on the south elevation of the house.

The paved terraces are low level (approximately 330mm above ground level) and are 2.4m wide by 1.8m deep and 6.8m wide by 2.7m deep. Both are located to the west side of the house.

The proposed flue is positioned towards the west side of the house and protrudes through the roof a maximum of 1.8m (550mm above the roof ridge).

The proposed opening and access gate to the southern boundary wall is located at a point where it would link with a footpath in Ladywell Gardens. The opening will be approximately one metre wide and the gate is proposed to be steel.

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 proposals preserve or enhance the character and appearance of the conservation area;
- (b) the proposed scale, design and materials are acceptable;
- (c) the proposal is detrimental to the amenity of neighbours; and
- (d) representations raise issues to be addressed.

(a) Character and Appearance of the Conservation Area

Policy Env 6 of the Edinburgh Local Development Plan seeks to protect and where possible, enhance the character and appearance of Edinburgh's conservation areas.

The Corstorphine Conservation Area Character Appraisal acknowledges that there are sections of the conservation area where more recent development has not respected the integral character of the conservation area, stating:

The Conservation Area has both strengths and weaknesses. Its strengths are in the clarity and unifying spatial structure, the attraction and history of its traditional buildings and its village character. Recent interventions have not always respected the domestic scale prevailing in the area, and the opportunity of interpreting the vernacular mass and forms in a modern way has not always been taken.

In this instance, the application property sits on the southern edge of the conservation area where the character changes from that of detached/semi-detached properties within large garden grounds to more closely knit residential developments including long terraces to the south of the application site. The finishing materials evident in the conservation area around the application property are predominantly render for the walls and tiles for the roofs.

The house is of a modern design and is in keeping with the properties in the conservation area and its neighbours to the south of the site. Its back land location is not characteristic of the conservation area and the proposed extensions and alterations have a neutral impact on the character of the conservation area.

The proposals are for alterations and two modest extensions which are contemporary in design and in modern materials. Their visual impact on the wider conservation area as a result of its back land location will be minimal. The appearance of the conservation area is unaffected.

The existing conservatory and chimney are not key features of the house and their removal will not affect its character and appearance.

The proposals will preserve the character and appearance of the conservation area.

(b) Scale, Design and Materials

Policy Des 12 of the Edinburgh Local Development Plan (LDP) and the non-statutory 'Guidance for Householders' sets out the criteria against which a house extension will be assessed. In particular, the policy and guidance seeks to ensure that a proposal in its design and form, choice of materials and positioning is compatible with the character of the existing building, will not result in an unreasonable loss of privacy or natural light to neighbouring properties and will not be detrimental to neighbourhood amenity and character.

The proposed alterations are minor in nature and with the proposed removals will not affect the character of the house.

The proposed extension to the west side of the house replaces an existing conservatory. It is approximately 21 sq.m in area and is, in the main, similar in height to the conservatory it replaces. The extension is of a contemporary design using modern materials (glazing and timber cladding) and the existing protruding element adjacent to it is to be altered to complement the extension's design.

The proposed west extension is acceptable in terms of its scale, form and design including materials.

The south facing extension is the principal elevation of the house. The proposed extension to this side of the house is also of a contemporary design closely resembling that proposed on the west side. The extension is of a subservient scale and is of a modest size appropriate for the principal elevation.

The proposed southern extension is acceptable in terms of its scale, form and design including materials.

The proposed flue is a minor addition and located towards the western end of the house.

The proposed paved patio areas are low level and compatible with the design of the house.

The proposed opening in the southern boundary wall for a pedestrian gate is a minor alteration which will not have any adverse effect on the character and amenity of the surrounding area.

In view of the above, it is concluded that the development will not have an adverse effect on the character of the house or the character and amenity of the wider area. It therefore complies with policy Des 12.

(c) Amenity

The proposed extensions are positioned such that they comply with non-statutory 'Guidance for Householders' in relation to daylighting and sunlight.

In terms of privacy, the windows and fully glazed doors of the proposed extension on the west side of the house are all over nine metres from the boundary providing a suitable level of privacy in this context.

The window on the west side of the southern extension is over nine metres from the boundary providing a suitable level of privacy in this context. The window proposed on the south side of the extension is within nine metres of the boundary at approximately 8.0m. However, a facing brick wall delineates the affected boundary and no adverse loss of privacy will occur.

The proposals will not adversely affect neighbouring residential amenity, and so comply with policy Des 12.

(d) Public Comments

The representations all relate to the provision of a pedestrian access gate being formed on the southern boundary wall.

Material Representations - Objection:

- pedestrian gate unnecessary - this does not form part of the assessment of the acceptability of a pedestrian gate at this location;
- safety implications for children in cul-de-sac of Ladywell Gardens - the gate is proposed to be solid and locked;
- gate would impact on car parking within the cul-de-sac - the gate is positioned to link in with an existing footpath on the west side of Ladywell Gardens and would not impact on the available vehicular parking area at this location;
- pedestrian gate would encourage short cut - the gate provides access to a private dwelling.

Non-Material Representations:

- ownership of wall - the applicant has certified that they are the owners of all the land subject of the application. This has been confirmed verbally by their agent. Notwithstanding this, the granting of consent does not preclude the applicant from obtaining all other permissions required to implement the consent i.e. building warrant etc; and

- creation of gate would compromise the structural stability of the wall - this is a technical matter best addressed by Building Standards under the building warrant.

No community council comments have been received.

Conclusion

In conclusion, the proposals comply with the development plan and broadly comply with non-statutory guidance, 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

Conditions:-

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.
4. The granting of consent does not preclude the applicant from obtaining all other permissions required to implement the consent i.e. building warrant etc.

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 22 June 2018 and 14 letters of representation were received from neighbouring residents objecting to the proposals.

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 - Edinburgh Local Development Plan
Date registered	12 June 2018
Drawing numbers/Scheme	01 - 04, Scheme 1

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 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.

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 Corstorphine Conservation Area Character Appraisal emphasises the retention of the village character and vernacular architecture, the varied grain of the area, the retention of the informal street layout and footpath network, the consistency in the use of traditional materials, and the prevalence of residential uses.

Appendix 1

Application for Planning Permission 18/02511/FUL

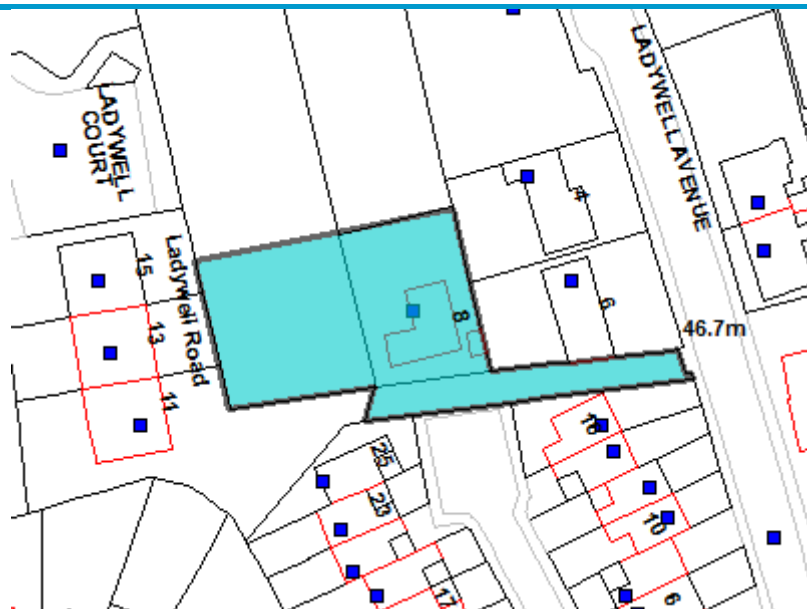
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Consultations

No consultations undertaken.

Location Plan



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