

# Development Management Sub Committee

Wednesday 26 September 2018

## Application for Planning Permission 18/04433/FUL

At 128 Lower Granton Road, Edinburgh, EH5 1EX

The proposal is for a two-storey extension to the rear of the property. It is also proposed to carry out some landscaping to the rear garden, which will include terracing and changes to levels and retaining structures.

Item number	Item 4.3
Report number	
Wards	B04 - Forth

## Summary

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The proposal complies with Policies Env 4 and Des 12 of the Edinburgh Local Development Plan, Non-Statutory Guidance for Householders and Non-Statutory Guidance for Listed Buildings and Conservation Areas. The first floor extension on the rear elevation of the property is an acceptable addition to the property and will provide an appropriate design finish when assessed in the context of the area.

## Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LEN04, LDES12, NSG, NSHOU, NSLBCA,
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# Report

## **Application for Planning Permission 18/04433/FUL**

**At 128 Lower Granton Road, Edinburgh, EH5 1EX**

**The proposal is for a two-storey extension to the rear of the property. It is also proposed to carry out some landscaping to the rear garden, which will include terracing and changes to levels and retaining structures.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The planning application relates to a C listed, two storey property with garden ground to the rear. The property forms part of a mid 19th century, long, curved 2-storey terrace built in brick as workers cottages.

The property was listed category C on 19 December 1979, listed building reference: LB29888.

#### **2.2 Site History**

3 September 2018 - An application for listed building consent for the alteration of the C listed building is pending consideration (application number: 18/06386/LBC).

### **Main report**

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#### **3.1 Description Of The Proposal**

The proposal is to alter the facade of the existing ground floor extension from render to brick and add a first floor extension on the rear elevation of the property. It is also proposed to undertake landscaping works within the rear curtilage of the property.

The proposed landscaping works are permitted development with permission deemed to be granted. Accordingly, no further assessment will be made of its merits.

#### **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.

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 proposal is of an acceptable scale, form and design and will not have a detrimental impact on the character or appearance of the conservation area;
- b) the proposal will result in an unreasonable loss of neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any public comments raised have been addressed.

#### **a) Scale, form and design**

The proposed first floor extension is of an acceptable scale, form and design to be an acceptable addition to the property. The design correlates with the neighbouring extension and rear extensions are a characteristic of the area. The extension will be an inconspicuous addition to the property and will not impact on the setting of the listed buildings or the visual amenity of the street.

The proposed roof form is appropriate. There are a variety of roof forms on the neighbouring extensions and the proposal is acceptable. The roof gives a clear differentiation between the new design and the existing building. The approval is subject to acceptable materials in order to preserve the traditional character of the listed building.

The extension will not have a detrimental impact on any features of special architectural or historic interest. The character of the property will be retained on the front elevation of the property and there are no significant internal features desirable to preserve.

b) Neighbouring amenity

In terms of privacy, there will be no significant overlooking caused by the rear extension. The proposed rear extension meet the standards for maintaining reasonable levels of daylight to existing buildings and have no detrimental impact on neighbouring outlook. The proposal will have an acceptable impact on sunlight within the curtilage of neighbouring properties.

The proposal complies with the relevant criteria within the Non-Statutory Guidance for Householders and will have an acceptable impact on neighbouring residential amenity.

c) Equalities or human rights impacts

No impact on equalities or human rights.

d) Public comments

**Material representations:**

- Scale form and design; this is addressed in section a)
- Materials; this is addressed in section a)
- Privacy; this is addressed in section b)
- Daylight and sunlight; this is addressed in section b)
- Outlook; this is addressed in section b)
- Alterations to a listed building; this is addressed in the listed building consent (REF: 18/06386/LBC) and
- Setting of a listed building; this is addressed in the listed building consent (REF: 18/06386/LBC).

**Non-material representations:**

- Inaccurate drawings; no inaccuracies have been identified; and
- Inaccurate description; the description appears to be correct.

**Conclusion**

Overall, the proposal complies with Policies Env 4 and Des 12 of the Edinburgh Local Development Plan, Non-Statutory Guidance for Householders and Non-Statutory Guidance for Listed Buildings and Conservation Areas. The first floor extension on the rear elevation of the property is an acceptable addition to the property and will provide an appropriate design finish when assessed in the context of the area.

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

**3.4 Conditions/reasons/informatives**

**Conditions:-**

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

## **Reasons:-**

1. In order to safeguard the character of the statutorily listed building.

## **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**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **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**

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### **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**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

## 8.2 Publicity summary of representations and Community Council comments

10 representations were received from neighbours.

### **Background reading/external references**

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- 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**

10 August 2018

**Drawing numbers/Scheme**

01 - 03,

Scheme 1

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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**Links - Policies**

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**Relevant Policies:**

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

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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.

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

# Appendix 1

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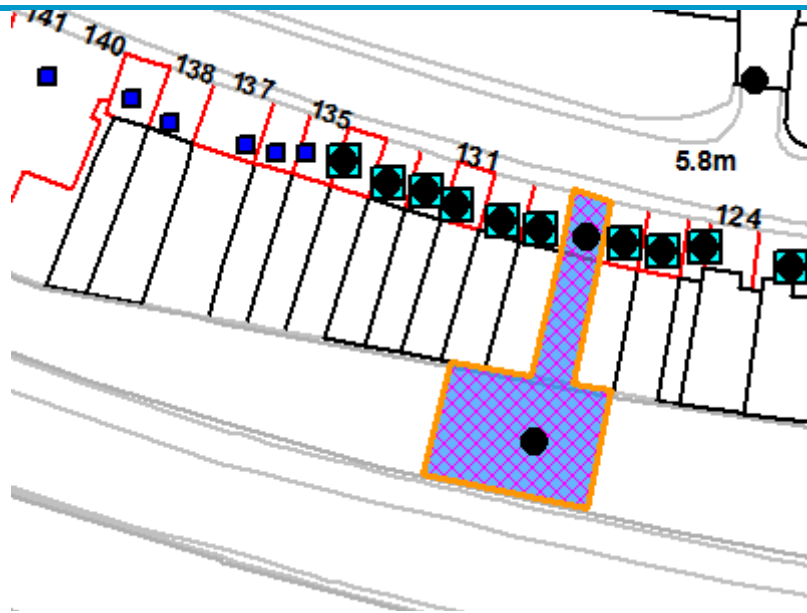
### Consultations

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No consultations undertaken.

### Location Plan

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