

# Development Management Sub Committee

Wednesday 20 March 2019

**Application for Planning Permission 18/10452/FUL  
At 1F2, 6 Rosefield Avenue Lane, Edinburgh  
Attic conversion and creation of two dormer windows to  
the front and rear elevations and renewal of existing velux  
window.**

<b>Item number</b>	4.7
<b>Report number</b>	
<b>Wards</b>	B17 - Portobello/Craigmillar

## Summary

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The proposal is contrary to policy Des 12 and Env 6 of the Edinburgh Local Development Plan. The proposal does not accord with the Portobello Conservation Area Character Appraisal. The proposals do not preserve or enhance the character and appearance of the conservation area and would have an adverse visual impact on the property.

## Links

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[Policies and guidance for this application](#) LDPP, LDES12, LEN06, NSG, NSHOU, CRPPOR,

# Report

## **Application for Planning Permission 18/10452/FUL At 1F2, 6 Rosefield Avenue Lane, Edinburgh Attic conversion and creation of two dormer windows to the front and rear elevations and renewal of existing velux window.**

### **Recommendations**

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1.1 It is recommended that this application be Refused for the reasons below.

### **Background**

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#### **2.1 Site description**

The application relates to the upper floor of a 1930s two storey tenement and sits adjacent to an identical block. The property sits within a lane off Rosefield Avenue. In front of the property lies a dance school and an electrical substation. On Rosefield Avenue, there are single storey detached villas and a three storey tenement block. The property also backs onto the category B listed buildings on Brighton Place. The surrounding area is primarily residential, although the property sits behind Portobello High Street which is a town centre.

This application site is located within the Portobello Conservation Area.

#### **2.2 Site History**

11 December 2018 - planning permission withdrawn for an attic conversion and creation of two dormer windows (application number 18/08027/FUL).

### **Main report**

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

The proposal is for the construction of two contemporary style dormers; one on each of the principal and rear elevations.

The proposed dormer on the principal elevation measures 2370mm x 1480mm and the proposed dormer on the rear elevation measures 2720mm x 1480mm.

The cheeks of the dormers will be finished in dark grey standing seam zinc to match the colour of the existing slate and the windows are proposed to be timber, aluminium clad with double glazing.

The proposal also seeks to install a velux rooflight on the south west side elevation. The window will be finished in grey to match the existing slate roof.

## **Supporting Statement**

A design statement was submitted detailing the following:

- Location
- Conservation Area
- Views
- Examples of dormers in the area
- Existing property
- Proposed plans
- Materials
- Guidance

This document is available to view on the Planning and Building Standards Online Service.

### **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) there is any adverse impact on the character and appearance of the existing building and the conservation area;
- b) there is any adverse impact on neighbouring amenity;
- c) public comments have been addressed; and
- d) equalities and human rights impacts have been addressed.

## a) Character and Appearance

Policy Des 12 of the Edinburgh Local Development Plan states that any alterations or extensions will be permitted where in their design, form, choice of materials and positioning will be compatible with the character of the existing building and the character of the surrounding area.

Policy Env 6 states that development within a conservation area will be permitted where it preserves or enhances the special character of the conservation area and is consistent with the relevant character appraisal.

The non-statutory Guidance for Householders states that on principal elevations a single dormer should be no greater in width than one third of the average roof width and should have a visible expanse on all four sides. The proposed dormers comply with this guidance.

In terms of the impact on the conservation area, the Portobello Conservation Area Character Appraisal states that:

*"The Brighton & Rosefield area (circa 1823) is one of the least altered and most architecturally important areas of Portobello. The historic core of Portobello is of archaeological interest in its own right, in terms of the social development of the settlement from its 18th century origins through to the 20th century."*

There are dormers within the wider conservation area and these are mainly traditional or original to the property. Dormers are not typical in this part of the conservation area and there are no modern dormers in the immediate surrounding area.

With regards to the impact on the property itself; the tenement dates back to the 1930s so it is not a traditional historic property. However, it is still of value in terms of design, character and history of the area. There are two tenement blocks, sitting together as a pair that mirror each other visually.

The proposed dormers on both the front and rear of the property are out of character with the surrounding area where there are no modern box dormers evident. Roofscapes are a key part of this area and are largely unaltered. The property with its neighbouring block, as a pair, have unaltered roofscapes and the addition of dormers in this location will result in a large incongruous alteration that would impact on this feature. This proposal would introduce a visually inappropriate development.

The proposals do not preserve or enhance the character and appearance of the conservation area and have an adverse visual impact on the property, contrary to Des 12 and Env 6 of the Edinburgh Local Development Plan.

## b) Amenity

Using the criterion in the non-statutory Guidance for Householders, there will be no effect on neighbouring properties with respect to daylight or privacy. In terms of privacy distances, although it is not equally spread out and the distance from the dormer to the boundary is 10.5m and the distance from the boundary to the opposite property is 7.5m; the rear dormer meets the privacy levels at 18m.

Overall the proposal will have no adverse impact in terms of neighbouring amenity.

#### c) Public Comments

The following material comments were made.

#### **Material Representations- Objections**

- Materials proposed not in keeping with the character of the conservation area or the property - assessed in section 3.3(a) and acknowledged that the design is not in character with the surrounding area.
- Detrimental to character & appearance of the conservation area - assessed in section 3.3(a) and acknowledged.
- Unbroken roofline - assessed in section 3.3(a) and was addressed.
- Dormers do not match the window fenestration - assessed in section 3.3(a) and acknowledged.
- Privacy & Outlook issues - assessed in section 3.3(b) and was found to meet the minimum privacy distance.
- Visible from neighbouring street - addressed in section 3.3(a) and has been acknowledged.

#### **Material Representations- Support**

- Design sympathetic to conservation area and property - assessed in section 3.3(a).
- No amenity issues - addressed in section 3.3(b) and was confirmed.

#### **Non-Material Representations**

- Extension is good to keep families in the area.
- Good way of extending properties.

#### d) Equalities & Human Rights

There will be no impact on equalities and human rights.

#### Conclusion

The proposal is contrary to policy Des 12 and Env 6 of the Edinburgh Local Development Plan and does not accord with the Portobello Conservation Area Character Appraisal. The proposals do not preserve or enhance the character and appearance of the conservation area and have an adverse visual impact on the property.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the proposal will be detrimental to neighbourhood character and is not compatible with the existing building.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal does not accord with the Portobello Conservation Area character appraisal.

#### **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**

Two representations were received in objection, one from a member of the public and one from the Portobello Amenity Society.

Six representations were received in support of the application from members of the public.

## 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**

The application property is in the Urban Area designated in the Edinburgh Local Development Plan and is located within the Portobello Conservation Area.

**Date registered**

9 January 2019

**Drawing numbers/Scheme**

01-09,

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 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.

**The Portobello Conservation Area Character Appraisal** emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials.



# Appendix 1

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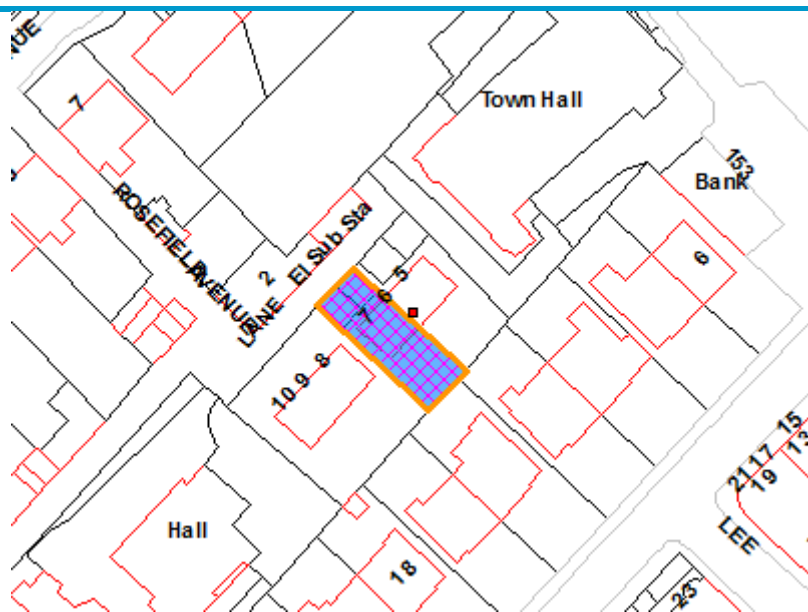
## Consultations

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No consultations undertaken.

## Location Plan

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