

Method Architecture.
FAO: Alexander Liddell
12A Montpelier
Edinburgh
EH10 4NA

Mr Johnston
20 Wester Coates Gardens
Edinburgh
EH12 5LT

Decision date: 8 December 2020

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Alterations with conversion of attic and associated roof windows and dormer balcony.
At 20 Wester Coates Gardens Edinburgh EH12 5LT

Application No: 20/04417/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 14 October 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the proposal is not compatible with the character of the property or the surrounding area.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal does not preserve or enhance the special character of the conservation area.
3. The proposals are contrary to non-statutory guidance on Listed Buildings and Conservation Areas as the roof alterations are not appropriate for the conservation area.

4. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as the proposed roof dormer would overlook neighbouring property and impact on privacy.

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.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01 - 17, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Luke Vogan directly at luke.vogan@edinburgh.gov.uk.

D R Leach

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
20 Wester Coates Gardens, Edinburgh, EH12 5LT

Proposal: Alterations with conversion of attic and associated roof windows and dormer balcony.

Item – Local Delegated Decision
Application Number – 20/04417/FUL
Ward – B11 - City Centre

Recommendation

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

Summary

The scale, form and design of the proposal will have a detrimental impact to the character of the host property, neighbouring properties and to the character of the conservation area and will impact on the amenity of the neighbouring property. The proposal does not comply with LDP policies Des 6, 12, the non-statutory Guidance for Householders and the non-statutory Guidance for Listed Buildings and Conservation Areas. There are no other material considerations that outweigh this decision.

SECTION A – Application Background

Site Description

The property is a two storey semi-detached traditional Victorian villa. Located within an established residential area, Roseburn Terrace lies to the south of the property and the Water of Leith lies to the west.

The property is located within the Coltbridge and Wester Coates conservation area.

Description Of The Proposal

The application proposes the erection of a dormer roof terrace to the western elevation of the property, four large roof windows to the central flat roof plane towards the front and western side of the property and the installation of two rooflights to the northern and western elevations.

Officer engaged in discussion for possible amendments however, the applicant wished to proceed.

Relevant Site History

04/02038/FUL

Alterations to exterior of house - new windows and balustrade to existing balcony

Granted

2 August 2004

11/01254/FUL

Proposed hardwood cladding, new glazed window proportions, external access stair, remove existing rear windows/door, fit glazed sliding facade.

Granted

7 June 2011

Consultation Engagement

No Consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 8 December 2020

Date of Advertisement: 30 October 2020

Date of Site Notice: 27 October 2020

Number of Contributors: 1

Section B - Assessment

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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?

Assessment

To address these determining issues, it needs to be considered whether:

- a) the proposed scale, form and design is acceptable and will not be detrimental to the conservation area;
- b) the proposal will cause an unreasonable loss to neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

Policy Des 12 (Alterations and Extensions) states '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; 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.'

Policy Env 6 (Conservation Areas - Development) states 'development within a conservation area or affecting its setting will be permitted which...preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal; preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and demonstrates high standards of design and utilises materials appropriate to the historic environment'.

The non-statutory Guidance for Householders states 'permission for roof terraces and balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height or if the terracing results in loss of privacy to neighbouring properties' and 'extensions and alterations should be architecturally compatible in design, scale and materials with the original house and its surrounding area'.

The non-statutory Guidance for Listed Buildings and Conservation Areas state 'extensions and alterations should be architecturally compatible in design, scale and materials with the original house and its surrounding area'.

The Coltbridge and Wester Coates Conservation Area Character Appraisal emphasises low density form of the area and the predominance of detached and semi-detached villas complemented by the profusion of mature trees, extensive garden settings, and stone boundary walls.

Wester Coates Gardens and the surrounding streets are characterised by the period residential development. The streetscape is defined by detached and semi-detached traditional Victorian villas, primarily two storey in height. The roofscape is defined by a mixture of mansard and pitched roofs. Frontages are defined by primarily private gardens with driveways. Boundary treatments consist of a mixture of high and low walls, with iron railings, gates across driveways and mature vegetation. The property is an example of a two storey semi-detached villa, of traditional sandstone build with a mansard roof finished with dark grey slate. These two properties attached offer a good

example of a well preserved roofscape, including chimney stacks and traditional central rooflights.

The application proposes a number of alterations to the roof of the property. Works include the installation of a dormer roof terrace to the western elevation and a number of roof windows to the north and western elevations and central flat roof.

The proposed dormer terrace is out with the character and appearance of the area. The western elevation of the property is exposed and publicly visible from Wester Coates Gardens and Wester Coates Terrace. The introduction of a roof terrace onto this elevation would have a detrimental impact to the character of the original roof design and appearance of the property. The loss of the original roof fabric and introduction of an inset terrace with glass balustrade would have an imposing impact to the form of the roof and the wider roofscape and streetscape. This element of the proposal would have a significant impact to the structural pattern of the historical fabric and special architectural features of the property and therefore, it does not align with the non-statutory Guidance for Listed Buildings and Conservation Areas. Whilst the property benefits from a modern extension to the ground floor, the proposed dormer terrace is not architecturally compatible in design, scale and materials with the original house and its surrounding area. Therefore, given its exposed location it does not preserve or enhance the character of the conservation area. The proposed dormer terrace does not align with Policies Des 12 and Env 6.

The proposed roof windows to the central flat roof, whilst not visible from public view, would see the loss of historic fabric important to the character of the property and of the wider roofscape of the conservation area. This element of the proposal incorporates an inappropriate design solution which does not preserve or enhance the special character of the property or the surrounding area and therefore, does not align with Policies Des 12 and Env 6.

As highlighted in the non-statutory Guidance for Listed buildings and Conservation areas, the proposed velux rooflights to the western and northern elevations do not align with the guidance. The proposed rooflights are not of a conservation style and therefore by design would not preserve or enhance the special character of the property or of the conservation area, particularly not given the levels of amendments proposed to the roof. The proposed rooflights does not align with Policies Des 12 and Env 6.

Collectively, the proposal would overwhelm the original form and design of the roof and would have a detrimental impact to the character of the conservation area therefore, the proposals do not comply with Local Development Plan Policies Des 12, Env 6, the non-statutory Guidance for Householders, the non-statutory Guidance for Listed Buildings and Conservation Areas and the Coltbridge and Wester Coates Conservation Area Character Appraisal.

b) Neighbouring amenity

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

The non-statutory Guidance for Householders makes it clear that roof terraces will not be given consent as a result of loss of privacy to neighbouring property. Due to the

elevated position of the dormer terrace, the terrace would benefit from views across neighbouring properties and gardens along Wester Coates Terrace.

The proposal does not comply with Local Development Plan Policy Des 12 and 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.

d) Public comments

One representation has been received from an amenity body.

Material considerations:

Concern for the adverse impact to the character and appearance of the host property - this is addressed in section a);

Concern for the adverse impact to the character and appearance of the conservation area - this is addressed in section a);

Concern for the location of the proposed balcony - this is addressed in section a);

Concern for the visual impact of the proposal to the property and the area - this is addressed in section a);

Concern for the scale of and number of rooflights proposed - this is addressed in section a);

Concern for the design of the balcony and of the rooflights - this is addressed in section a): and,

Concern the proposal does not preserve or enhance the original fabric and design of the roof - this is addressed in section a).

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

Reasons

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the proposal is not compatible with the character of the property or the surrounding area.
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal does not preserve or enhance the special character of the conservation area.
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Informatives

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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.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 14 October 2020

Drawing Numbers/Scheme

01 - 17

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Luke Vogan, Planning Officer
E-mail: luke.vogan@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Comments for Planning Application 20/04417/FUL

Application Summary

Application Number: 20/04417/FUL

Address: 20 Wester Coates Gardens Edinburgh EH12 5LT

Proposal: Alterations with conversion of attic and associated roof windows and dormer balcony.

Case Officer: Luke Vogan

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined the application and wishes to object to the proposals.

The property sits within the Coltbridge and Wester Coates Conservation Area, and on a corner, whereby the property is quite exposed, with the side being very visible.

1) The proposals significantly diminish the special character of the Conservation Area and are inappropriate development. The new double doors to the side of the roof, an inset dormer, are overwhelming and imposing.

2) The proposed rooflights contravene the Council's planning guidance for Conservation Areas, as they are not conservation style, with the central vertical glazing bar. There are too many in number, as this is a traditional property and the roof should be protected. The two very large flat rooflights to the front are also detrimentally large and the upstands are very visible from the street, again detracting from the character of the Conservation Area.

We object to this application which conflicts with Local Development Plan Policy ENV6, Listed Building and Conservation Area Guidance (City of Edinburgh Council, Feb 2019), and will negatively affect the special architectural and historical interest of the Conservation Area.

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Case Officer: Luke Vogan

Customer Details

Name: Not Available

Address: Not Available

Comment Details

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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100316847-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|-------------------------------|--|----------------|
| Company/Organisation: | Method Architecture | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Alexander | Building Name: | |
| Last Name: * | Liddell | Building Number: | 12a |
| Telephone Number: * | 07753 766 342 | Address 1 (Street): * | Montpelier |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Edinburgh |
| Fax Number: | | Country: * | United Kingdom |
| | | Postcode: * | EH10 4NA |
| Email Address: * | mail@methodarchitecture.co.uk | | |

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---------------------------------------|--|--|
| Title: | <input type="text" value="Mr"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text" value="Sam"/> | Building Number: | <input type="text" value="20"/> |
| Last Name: * | <input type="text" value="Johnston"/> | Address 1 (Street): * | <input type="text" value="Wester Coates Gardens"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Edinburgh"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Scotland"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="EH12 5LT"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="REDACTED"/> | | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="City of Edinburgh Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="20 WESTER COATES GARDENS"/> |
| Address 2: | <input type="text"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="EDINBURGH"/> |
| Post Code: | <input type="text" value="EH12 5LT"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="673436"/> | Easting | <input type="text" value="323165"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Alterations with conversion of attic and associated roof windows and dormer balcony.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see separate document in Supporting Documents section

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Grounds for Appeal DS 0 DS Cover DS 1 DS Introduction DS 2 DS Context DS 3 DS Proposals DS 4 DS Policies P 001 Location Plan P 011 Ex lower ground floor P 012 Ex ground floor P 013 Ex first floor P 014 Ex attic floor P 015 Ex roof P 031 Ex front elev P 032 Ex rear elev P 033 Ex side elev P 111 Pro lower ground floor P 112 Pro ground floor P 113 Pro first floor P 114 Pro attic floor P 115 Pro roof P 131 Pro front elev P 132 Pro rear elev P 133 Pro side elev

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/04417/FUL

What date was the application submitted to the planning authority? *

14/10/2020

What date was the decision issued by the planning authority? *

08/12/2020

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Alexander Liddell

Declaration Date: 11/12/2020

Proposal Details

| | |
|------------------------------|--|
| Proposal Name | 100316847 |
| Proposal Description | Alterations to 20 Wester Coates Gardens with conversion of attic and associated roof windows and dormer balcony. |
| Address | 20 WESTER COATES GARDENS, EDINBURGH, EH12 5LT |
| Local Authority | City of Edinburgh Council |
| Application Online Reference | 100316847-003 |

Application Status

| | |
|--------------------------|----------|
| Form | complete |
| Main Details | complete |
| Checklist | complete |
| Declaration | complete |
| Supporting Documentation | complete |
| Email Notification | complete |

Attachment Details

| | | |
|------------------|----------|----|
| Notice of Review | System | A4 |
| DS 0 | Attached | A3 |
| DS 1 | Attached | A3 |
| DS 2 | Attached | A3 |
| DS 3 | Attached | A3 |
| DS 4 | Attached | A3 |
| P 001 | Attached | A4 |
| P 011 | Attached | A3 |
| P 012 | Attached | A3 |
| P 013 | Attached | A3 |
| P 014 | Attached | A3 |
| P 015 | Attached | A3 |
| P 031 | Attached | A3 |
| P 032 | Attached | A3 |
| P 033 | Attached | A3 |
| P 111 | Attached | A3 |
| P 112 | Attached | A3 |
| P 113 | Attached | A3 |
| P 114 | Attached | A3 |
| P 115 | Attached | A3 |
| P 131 | Attached | A3 |
| P 132 | Attached | A3 |
| P 133 | Attached | A3 |

| | | |
|--------------------------|----------|----|
| Grounds for Appeal | Attached | A3 |
| Notice_of_Review-2.pdf | Attached | A0 |
| Application_Summary.pdf | Attached | A0 |
| Notice of Review-003.xml | Attached | A0 |

20 Wester Coates Gardens: Grounds for Appeal for refusal of Planning Application

The Planning Decision has been made without sufficient consideration of the particulars of the design, and the need to interpret Planning Policies. Policies and Guidance is generally valid but in being general does not anticipate every unique situation. The particulars of these proposals comply with Policy, as summarised below, and explained in more detail in the Design Statement.



EXISTING



PROPOSED

The text of the refusal is generic text which suggests that the application may not been give the consideration required. For example, the refusal state that overlooking is a problem; this is clearly not the case: the dormer balcony is 11.5 meters from the boundary whereas Householder Guidance requires 9 meters distance to boundary, the proposals exceed this. (see P114)

The form of the dormer is similar to the form of the chimneys. The proposed materials are similar to those used elsewhere on the house. As a result, the proposals are sympathetic to the original house and their addition does not detract from the appearance of the house or the conservation area.

The west side of 20 Wester Coates Gardens has a substantial existing modern addition; by comparison, the dormer balcony on the same side is a modest change. The view of the dormer is restricted by the side location and the tall trees, so the balcony can only be viewed from the view as illustrated, and there is little impact on the character of the conservation area.

There have been a number of recent additions allowed in the street; Planning decisions should be made consistently. Please refer to the Design Statement for more details

While protection of Conservation areas is important, this protection needs to be proportionate, accommodating the needs of those people who maintain and invest in those properties for future generations to enjoy.

We respectfully ask that this application should be allowed.



Alterations to 20 Wester Coates Gardens
Design Statement

2004 application



2011 application



DESIGN STATEMENT

INTRODUCTION

This statement has been prepared in support of the planning application for 20 Wester Coates Gardens. The proposals comprise an attic conversion with associated roof lights and dormer balcony, and a new external stair to the rear garden.

This statement focuses on the more visible part of this application, the dormer balcony.

PLANNING HISTORY OF 20 Wester Coates GARDENS

- 2004 Application: 'Alterations to exterior of house - new windows and balustrade to existing balcony'
- 2011 Application: 'Proposed hardwood cladding, new glazed window proportions...'

LISTED BUILDING STATUS

20 Wester Coates Gardens is not Listed.

RELEVANT PLANNING POLICY

Consideration for the following policies has been given when developing the design proposals:

Edinburgh Local Development Plan (2016)

- Policy DES 12 Alterations and Extension
- Policy ENV 6 Conservation Areas - Development

- Supplementary Planning Documents: Guidance for Householders

- Coatbridge and Wester Coates Conservation Area



CONTEXT

There are a number of modern interventions within Wester Coates Gardens.

20 Wester Coates Gardens has itself undergone a number of changes in the recent past (2004, 2011). Most noticeably the timber clad sitting room that sits above a garage to the side of the house, with an aspect to the front.

3 Wester Coates Gardens (2012), new houses. A good example of modern architecture in a traditional context, and a similar aesthetic to the additions to number 20.

19 Wester Coates Gardens has a different scale and material to the Victorian houses that define the character of the area. This view of 19 Wester Coates Gardens looks toward no 20; this is the first views of 20 Wester Coates Gardens on the approach along Wester Coates Terrace. While not a great example of architecture, 19 Wester Coates Gardens has a balcony at roof level, a larger version of that proposed at no 20.

5 Wester Coates Gardens has an external stair that has been enclosed in glass, 2012. This frameless glass construction is similar to the balcony detail proposed at no 20.

Within the street, there have been permitted changes that have similarities to the current proposals.



DESCRIPTION OF PROPOSALS

This view was chosen to illustrate the dormer balcony because it gives the clearest view of the proposed dormer conversion.

From a position further to the east, the west side of the roof is concealed by the south facing roof. From a position further to the west, the west side of the roof is concealed by trees. Indeed, it is difficult to find another view that could be used to demonstrate the proposed alterations, and conversely, the proposed roof alterations are not easily seen from other vantage points.

Views of the proposed dormer balcony from the public space are limited.

The inclusion of the dormer balcony enhances the amenity of the house. The modest ceiling heights of the attic conversion are given relief by the glazed doors that open onto a balcony and the treetops that fringe the edges of the Water of Leith. The views from this point will be significantly different to the aspect from other windows in the house.

We have proposed a bespoke roof dormer, as opposed to an off the shelf proprietary product. While it may have been easier to use a ready-made product, the modest size of the proprietary products would seem small for a house of this size. The choice by the applicant to a purpose-made design underlines the ambition to make a high quality intervention to reflect the quality of architecture of the house.

The detail of the new addition is restrained, deliberately unadorned, so that the new addition recedes rather than stands out. The predominate colours of the new works are grey, to sit with the grey slate of the roof. This exercise in understatement helps the new works sit comfortably with the Victorian house.

ASSESSMENT OF PROPOSALS IN RELATION TO RELEVANT POLICIES

The Town & Country Planning Act requires planning applications to be determined in accordance with the Development Plan. While planning policy is a matter of law, the application of policy is a matter of judgement, informed by understanding of policy. If a proposal is in accord with the development plan consent should be granted, unless any site specific matters preclude consent.

- DES12 Alterations and Extensions – planning permission will be granted where design, form and materials are compatible with the existing building; there will not be unreasonable loss of privacy or natural light; there will be no detrimental impact on the character of the neighbourhood.

The design respects the existing architecture by avoiding the more formal front elevation, instead proposing changes to the more informal side elevation. The eaves line is maintained, and the works affect just the side face of the pitched roof.

The immediate context to the proposed dormer balcony is the well crafted existing contemporary extension that faces the street, which given its size and prominence, is a more radical departure from the Victorian original than the current proposals.

The form of the proposed dormer with integrated roof light, has a vertical emphasis and is of similar plan size to the adjacent chimney, although the taller chimney remains the dominant feature at roof level on this side of the house. Had the dormer been deeper, it would seem a heavy imposition on the roofscape. Keeping the balcony deep and the dormer shallow ensures the intervention remains a light touch.

The proposed materials draw on the existing materials of the house: lead flashings and timber door frames can be found in the original house. The glass balustrade has more in common with the modern additions, and the glass balustrade leading to the entrance below.

There is no loss of privacy or natural light. While the dormer balcony does face toward the site boundary, there is 11.5m from the balcony edge to the boundary. The woodland to the west of the boundary drops steeply towards the Water of Leith.

The proposals are a minor change to the appearance of the side of the house, and on character of the house as a whole. Clearly these proposals do not change the character of the neighbourhood.

- ENV6 Conservation Areas Development – development will be permitted where it preserves or enhances the character and appearance of the conservation area.

The illustrations demonstrate the proposed changes have little impact on the appearance of the house as a whole. Design considerations of form and material as described above ensure the proposals maintain the character of the conservation area.

GUIDANCE FOR HOUSEOLDERS

While the general guidance has good advice on typical alterations, it does not cover balcony dormers. As such the guidance is not applicable to this particular application.

COATBRIDGE AND WESTER COATES CONSERVATION AREA

There is little relevant guidance within the conservation area document. The section titled 'Building Alterations' gives no direction on how buildings can be altered, as such the proposals cannot be said to be in contradiction of these. The proposals are consistent with the Conservation Area, and if permission were granted, the description would be unaltered.

The location of this house, at the end of the street, is an unusual situation. The same dormer balcony on other houses could generate an overlooking condition, however at the end of the street, this is not the case. It is a unique condition that makes the most of the particular context, and as such, this does not set a precedent that could be repeated.

CONCLUSION

The current proposals constitute a small change to the west side of the house which has been more significantly altered in the past.

Permitted changes within Wester Coates Gardens demonstrate that the robust Victorian designs can accommodate this change.

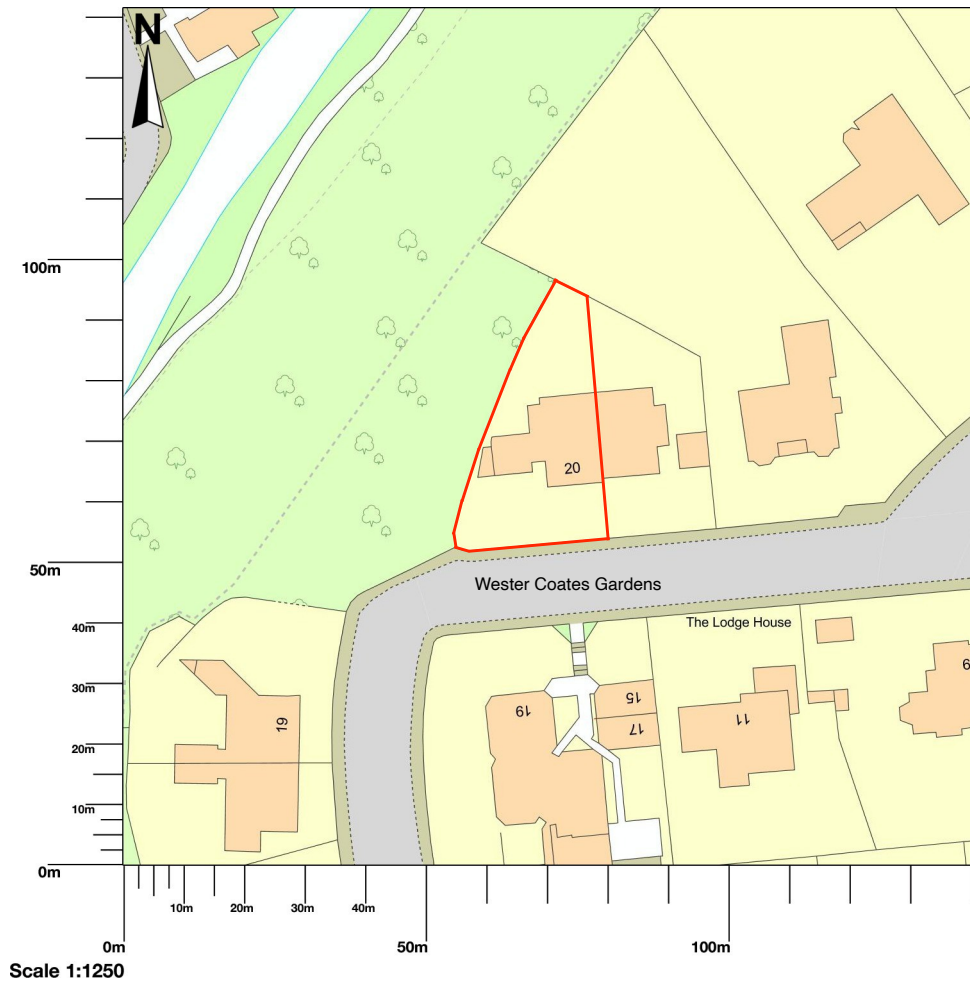
We note there have been no objections from neighbours.

In light of the above assessment, we conclude:

- The proposal satisfies the criteria of LDP policies and will be in accordance with the character and setting of the surrounding area.
- The design of the proposal will have no adverse effect on the residential amenity or the character and appearance of the conservation area.
- The dormer balcony not result in unreasonable loss of amenity, privacy or natural daylight to neighbouring properties.

Therefore, we respectfully request that this application should be approved.

20 Wester Coates Gardens, Edinburgh, EH12 5LT

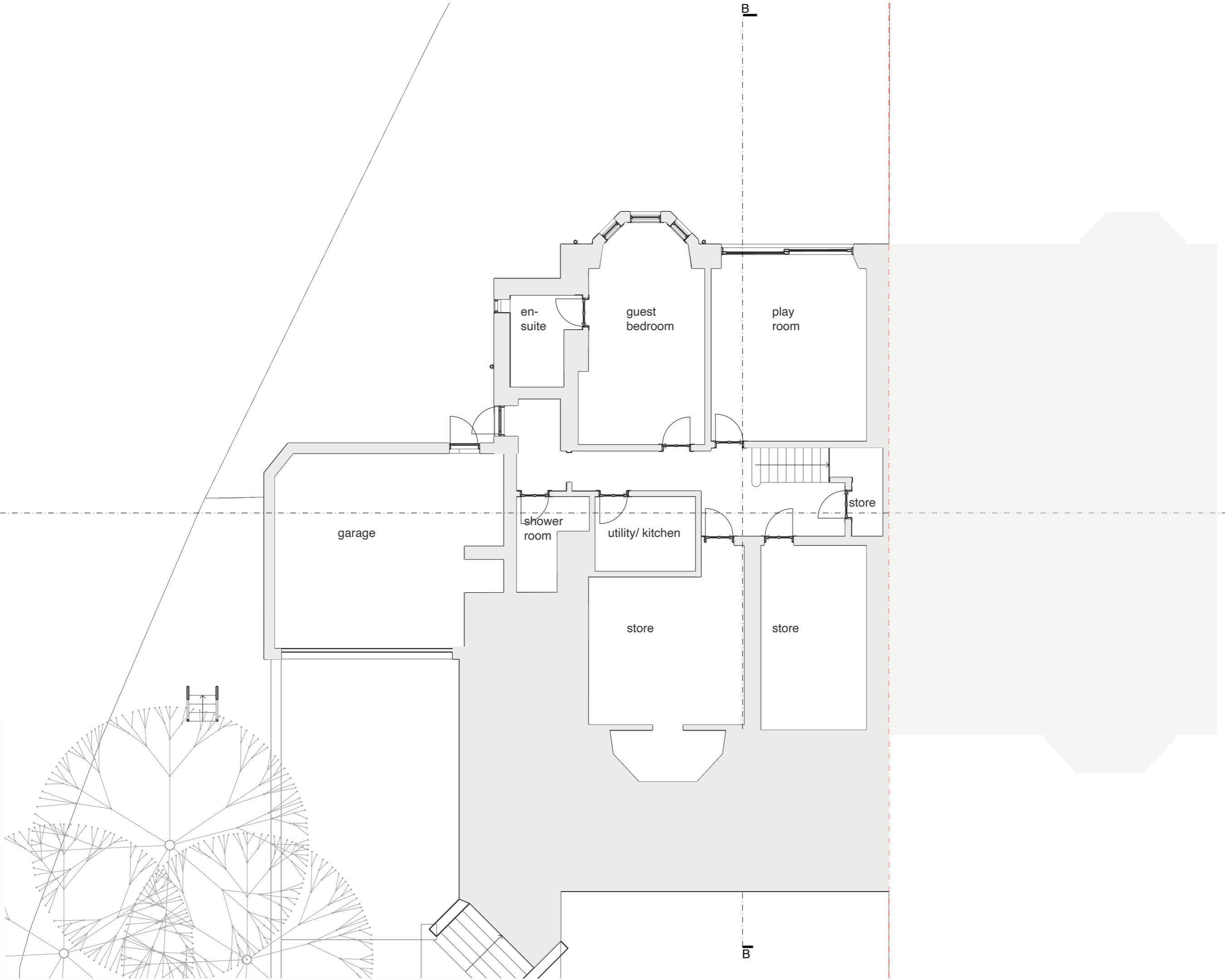


date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing lower ground floor plan

scale:
1:100 at A3

revisions:
.

drawing:
P 011

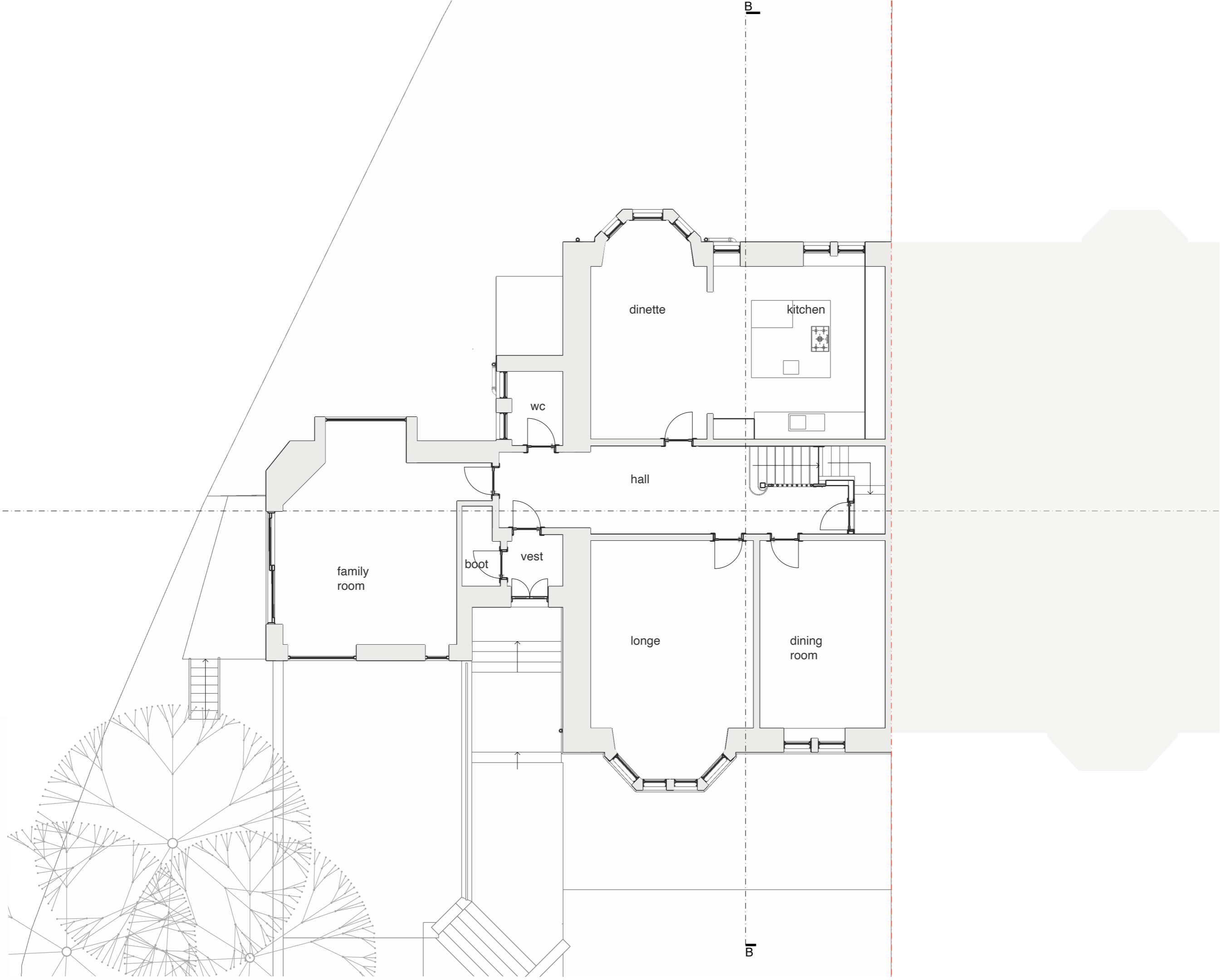
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Jun 2020

office:
methodarchitecture.co.uk

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project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing ground floor plan

scale:
1:100 at A3

revisions:
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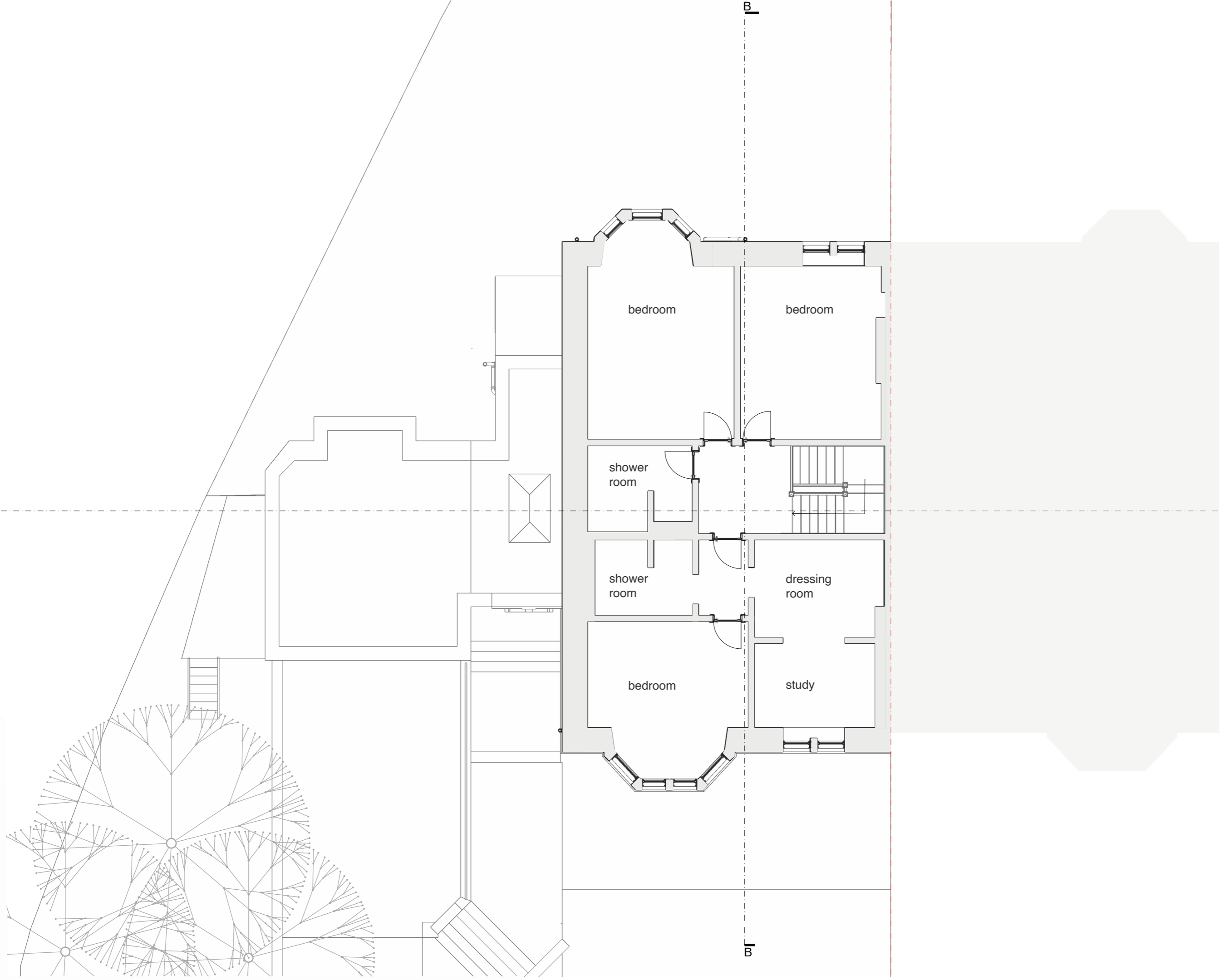
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P 012

date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing first floor plan

scale:
1:100 at A3

revisions:
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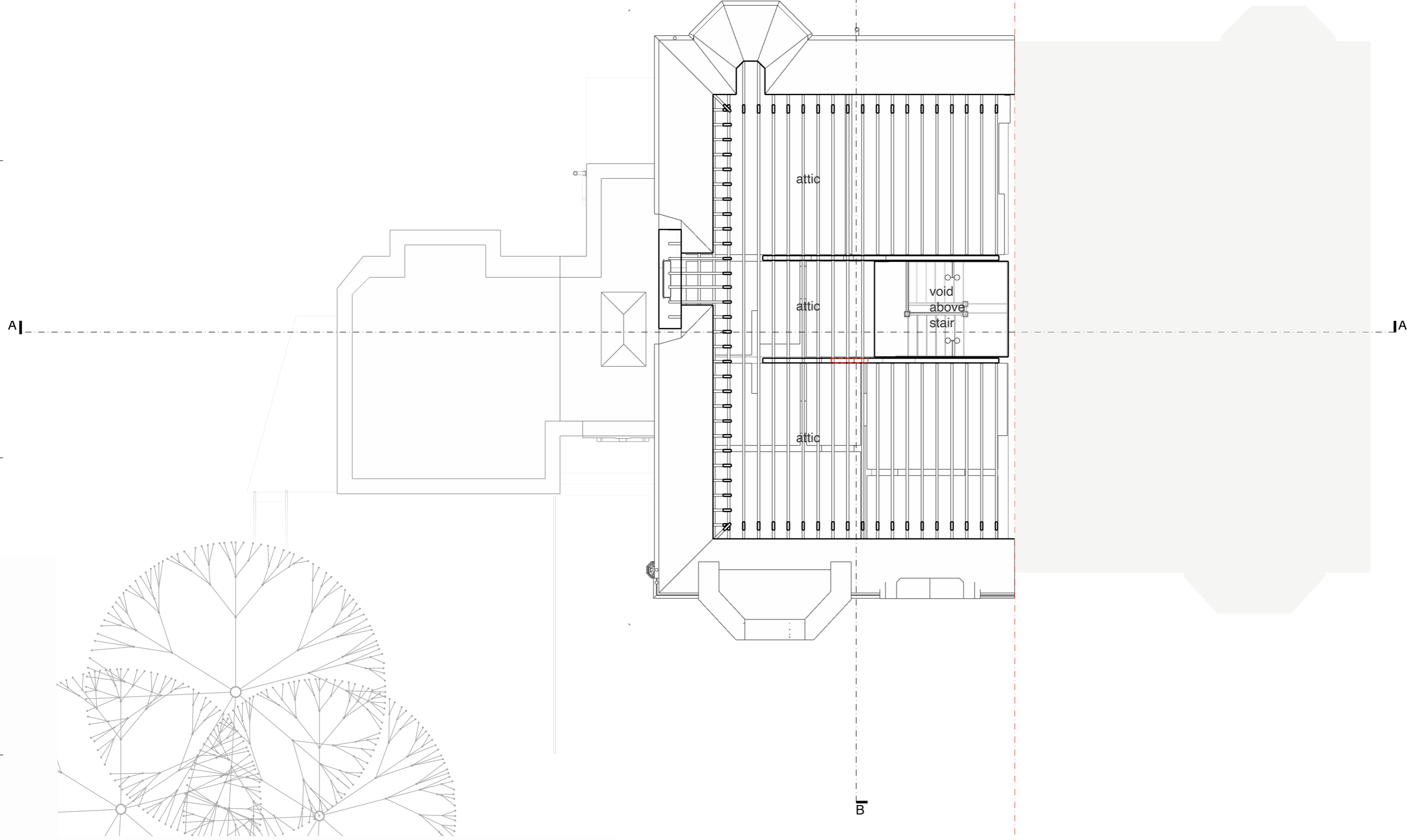
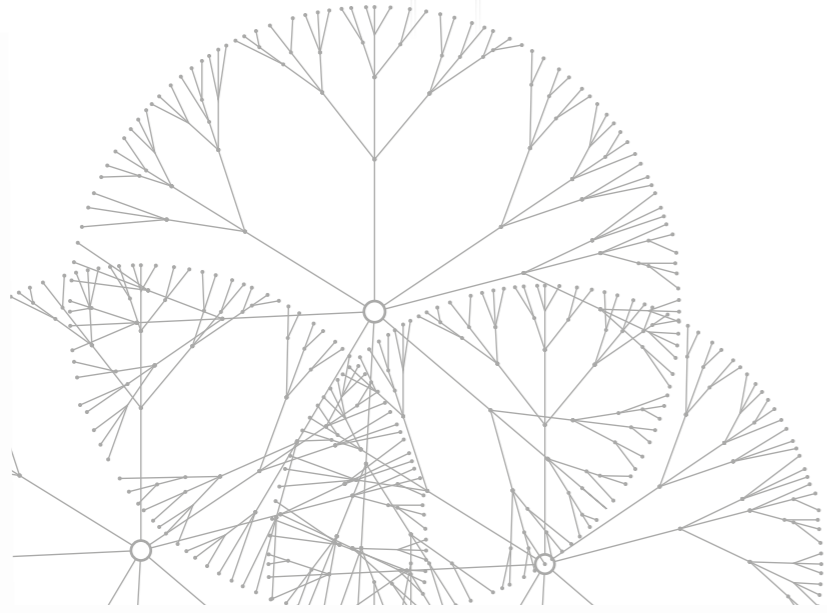
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methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing attic floor plan

scale:
1:100 at A3

revisions:
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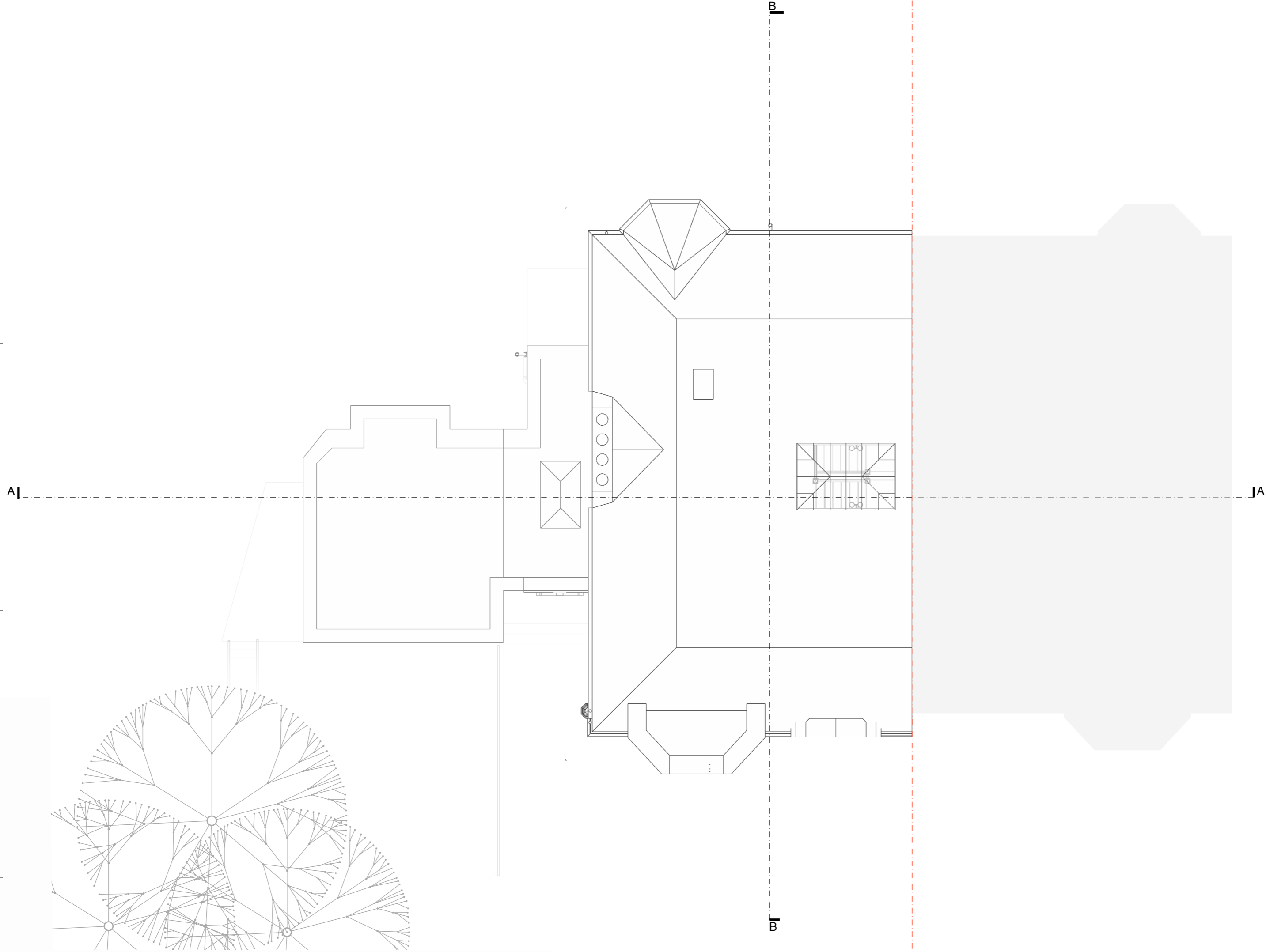
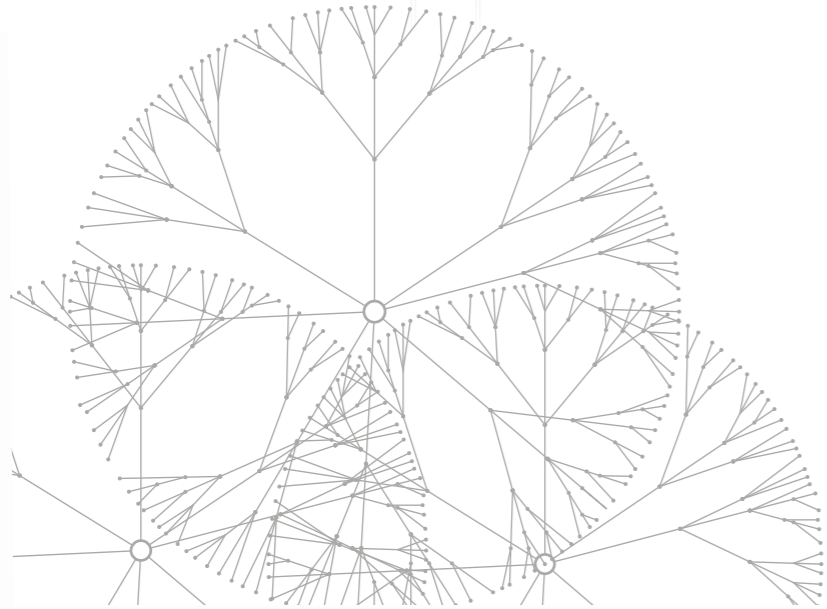
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date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing roof plan

scale:
1:100 at A3

revisions:
-

drawing:
P 015

date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing front elevation (south)

scale:
1:100 at A3

revisions:
-

drawing:
P 031

date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no:
2009



status:
Planning

drawing:
Existing rear elevation (north)

scale:
1:100 at A3

revisions:
-

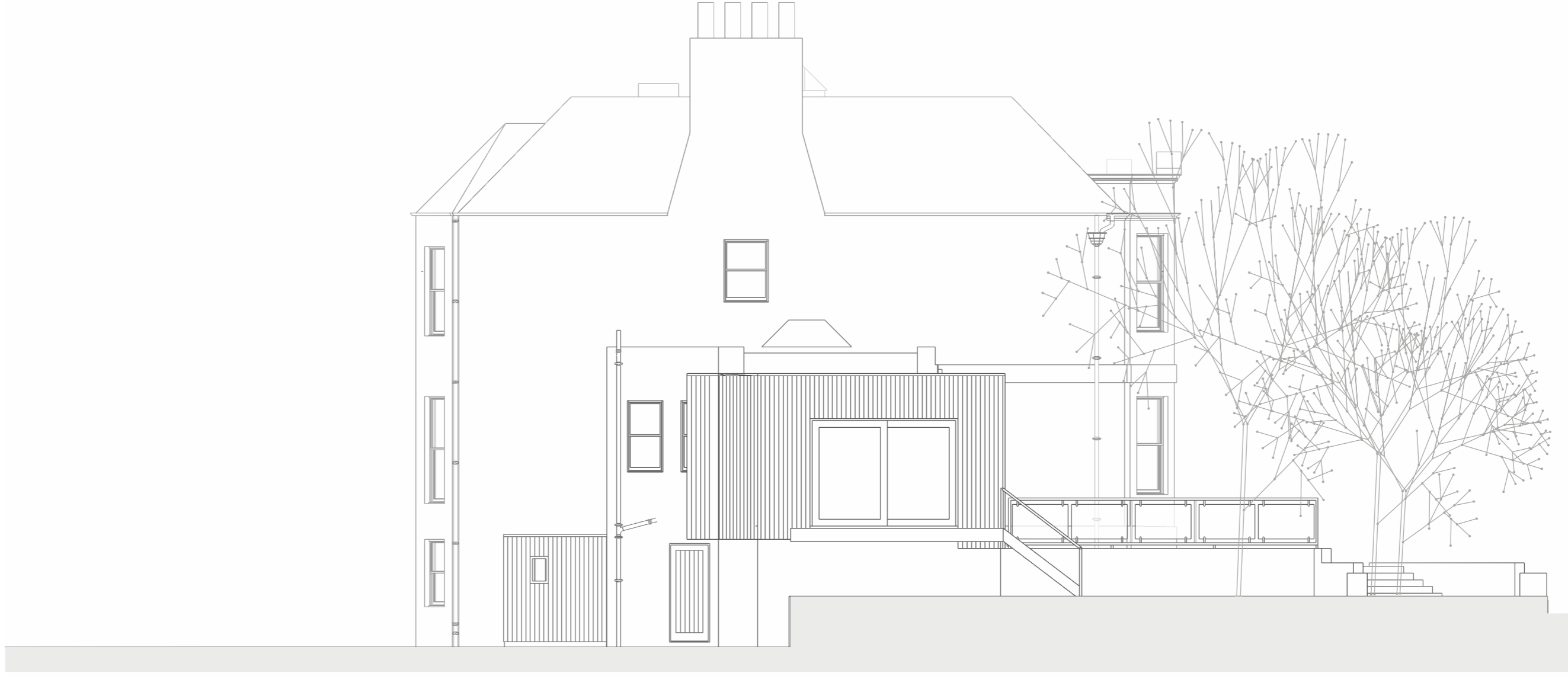
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date:
Jun 2020

office:
methodarchitecture.co.uk

project:
Alterations to 20 Wester Coates Gardens

project no.:
2009



status:
Planning

drawing:
Existing side elevation (west)

scale:
1:100 at A3

revisions:
-

drawing:
P 033

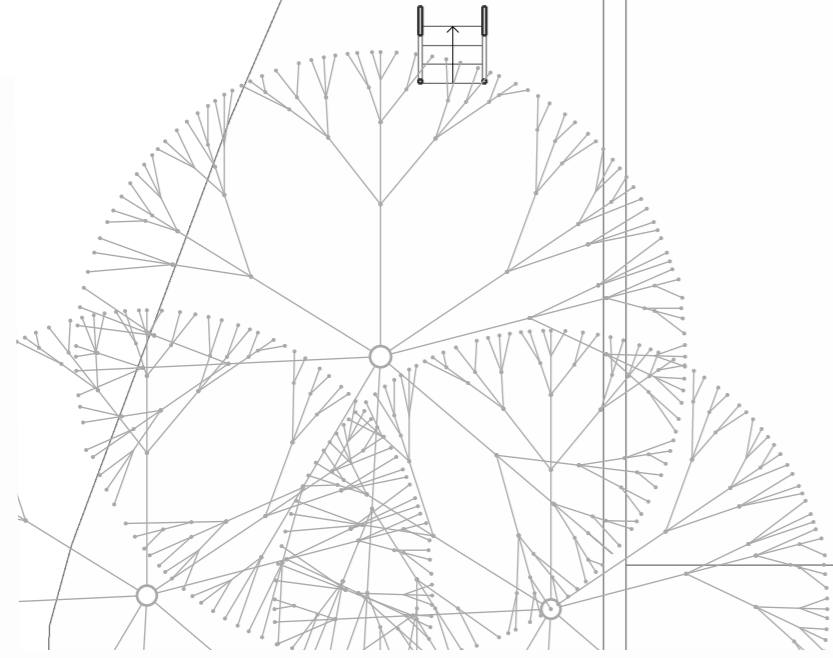
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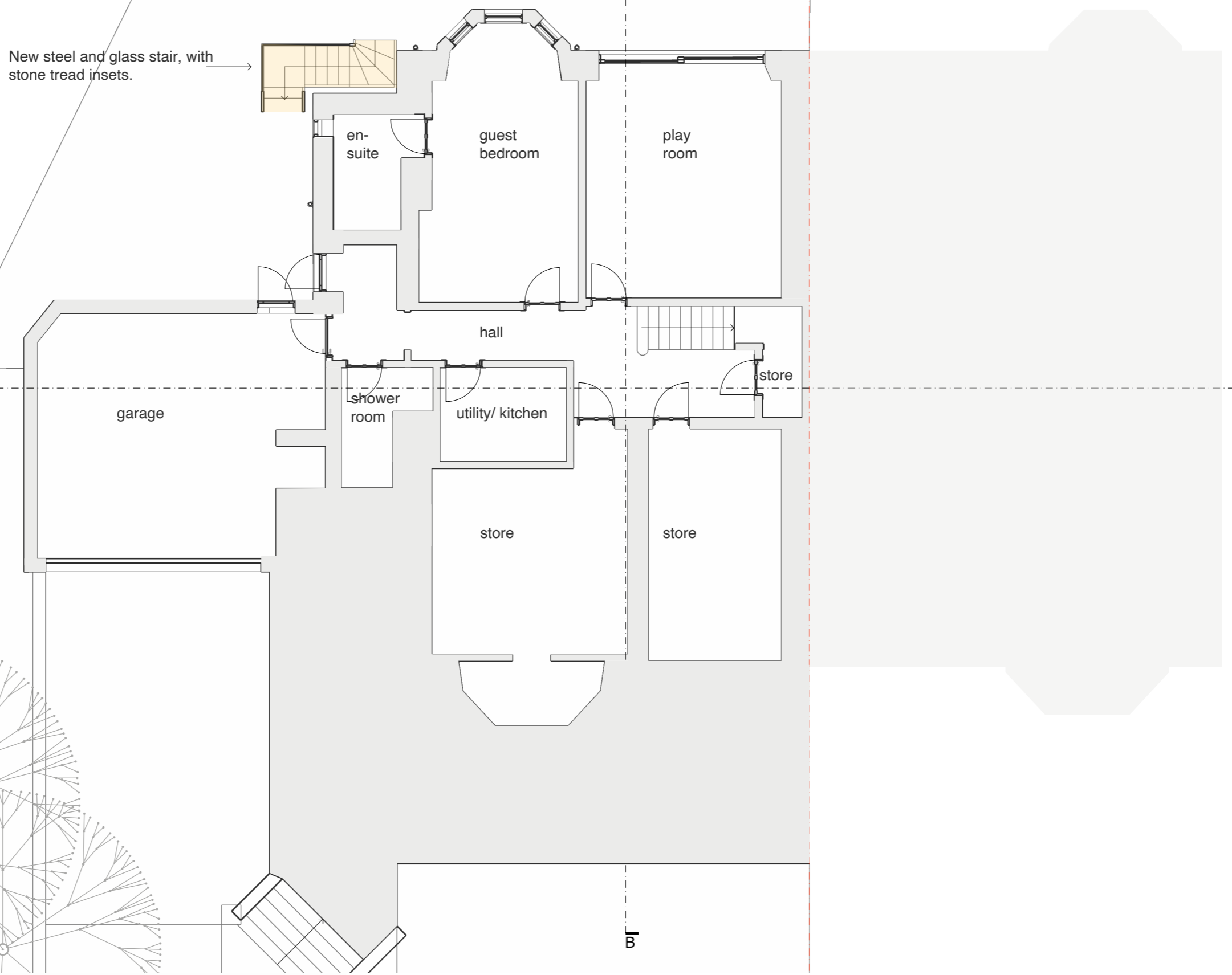
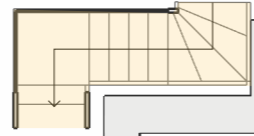


project:
Alterations to 20 Wester Coates Gardens

project no:
2009



New steel and glass stair, with stone tread insets.



A-A

B-B

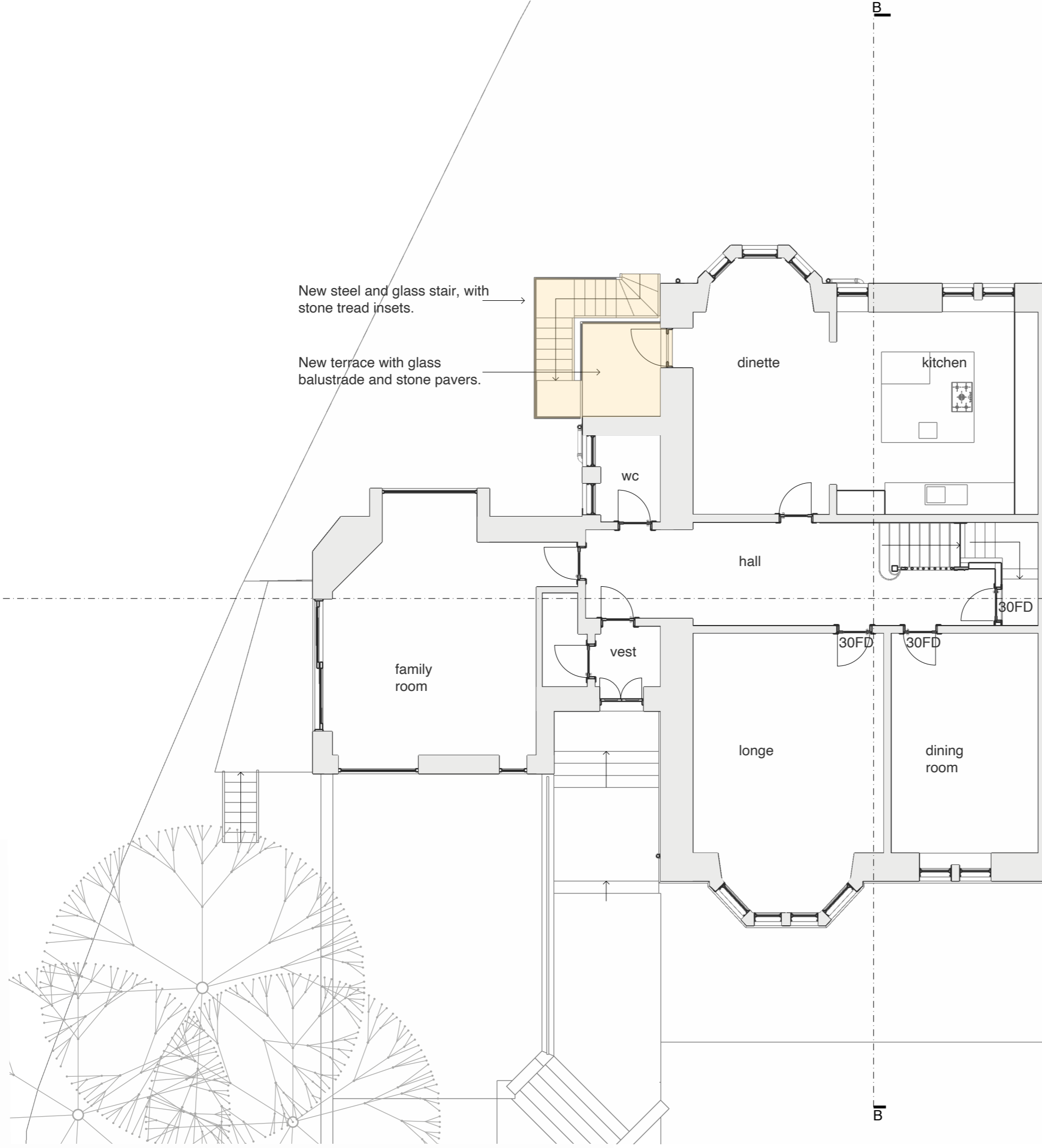
status:
Planning

drawing:
Proposed lower ground floor plan

scale:
1:100 at A3

revisions:
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drawing:
P 111



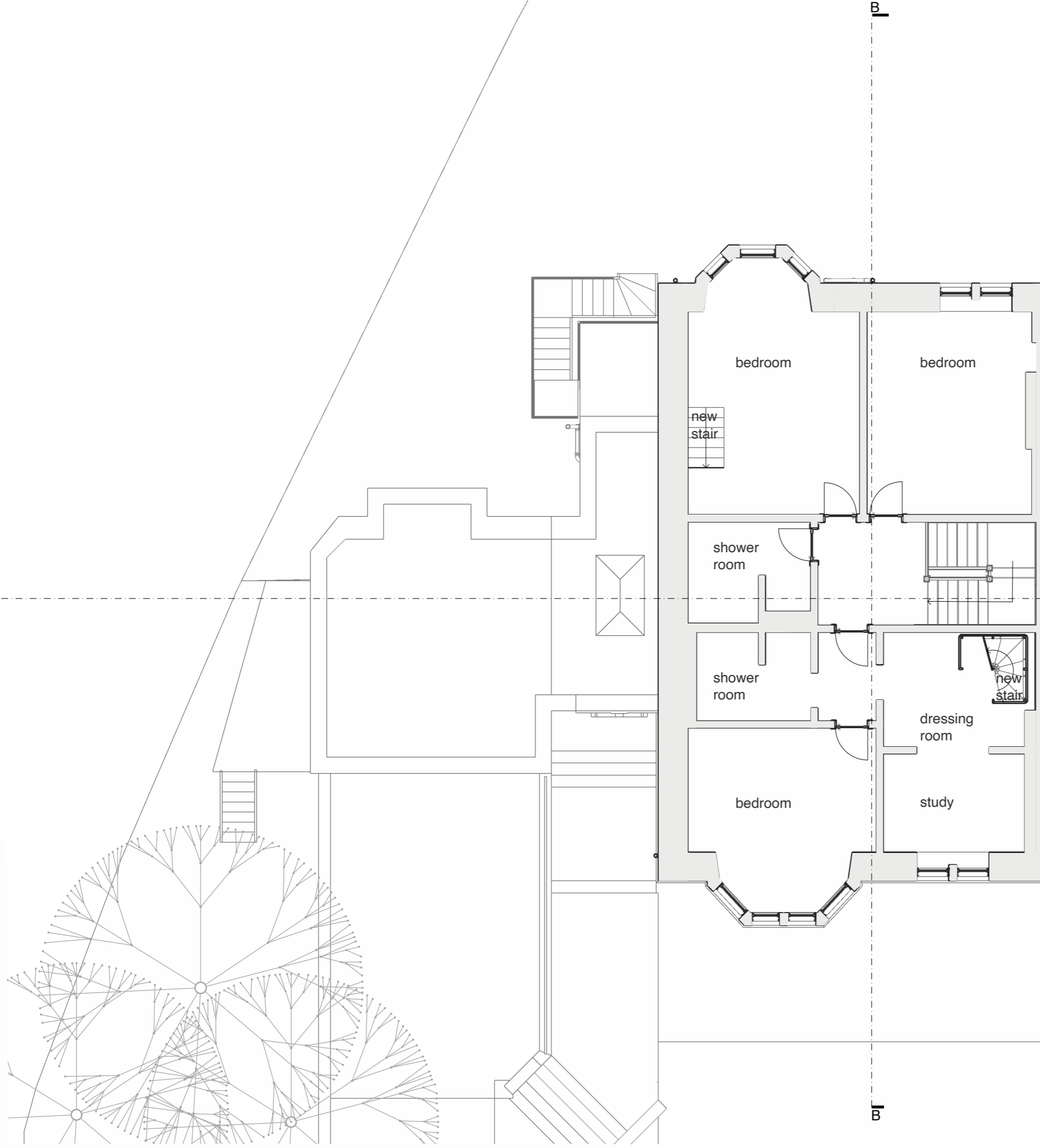
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Jun 2020

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methodarchitecture.co.uk

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project:
Alterations to 20 Wester Coates Gardens

project no:
2009



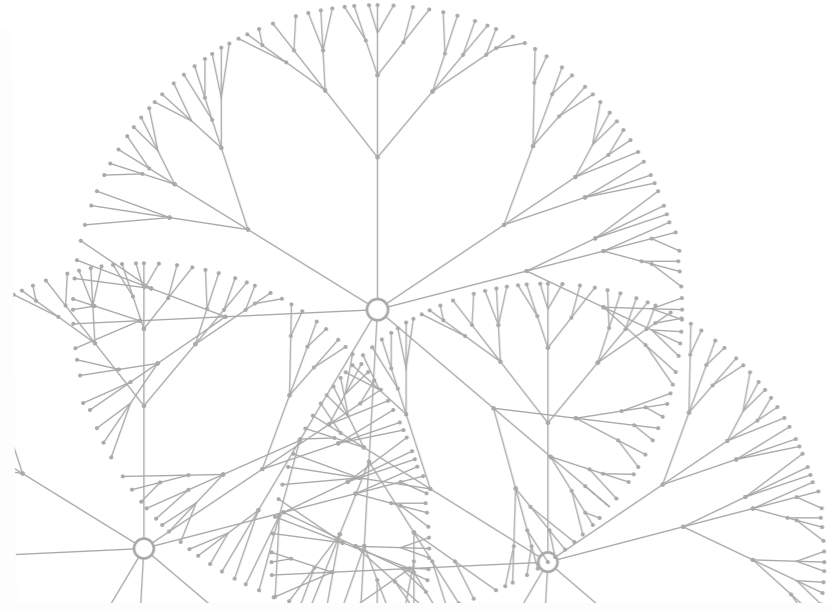
status:
Planning

drawing:
Proposed first floor plan

scale:
1:100 at A3

revisions:
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drawing:
P 113

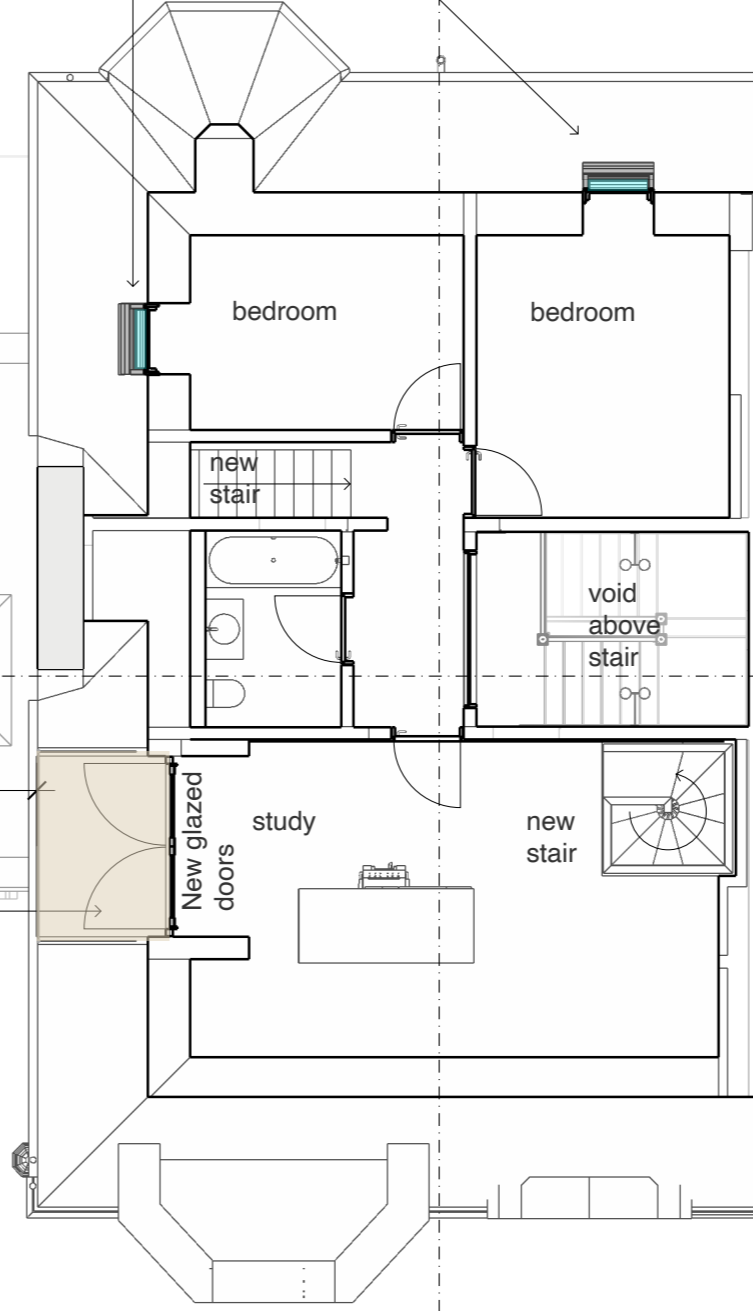


New balcony with glass balustrade and timber deck

boundary

11.5m

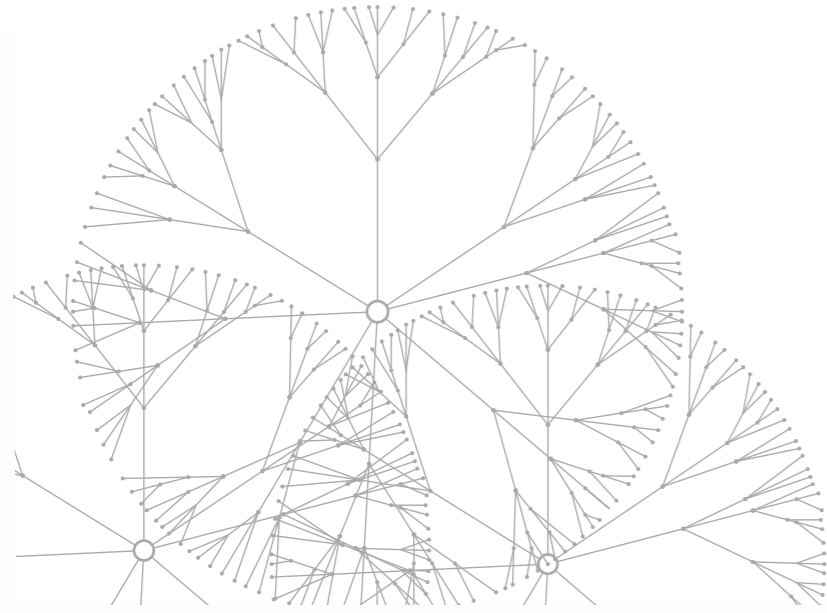
New velux type rooflights with dark grey aluminium frame



A

B

A |-----| **A**



A |

New flat rooflights
with dark grey aluminium frame

New balcony with glass
balustrade and timber deck

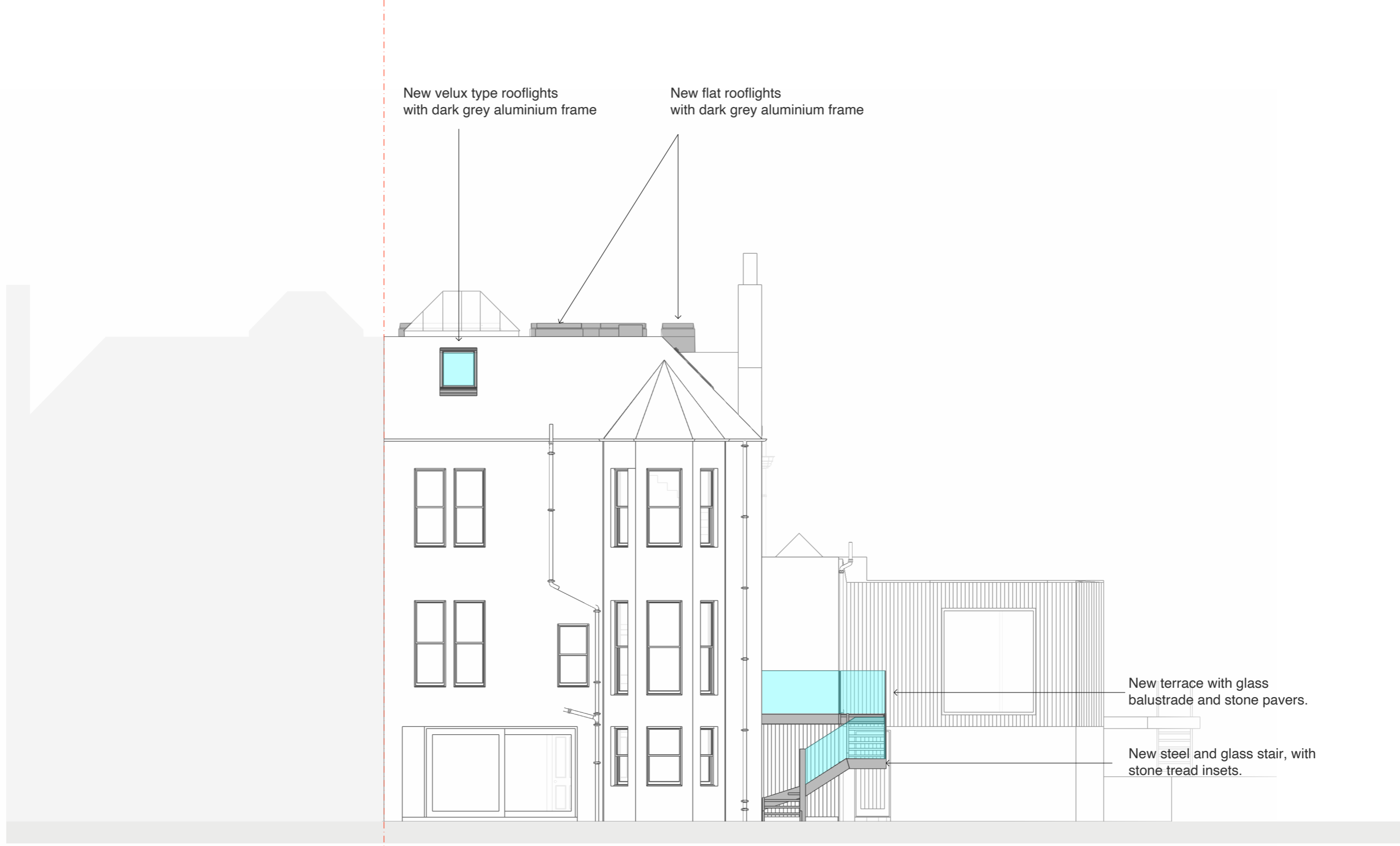
New velux type rooflights
with dark grey aluminium frame

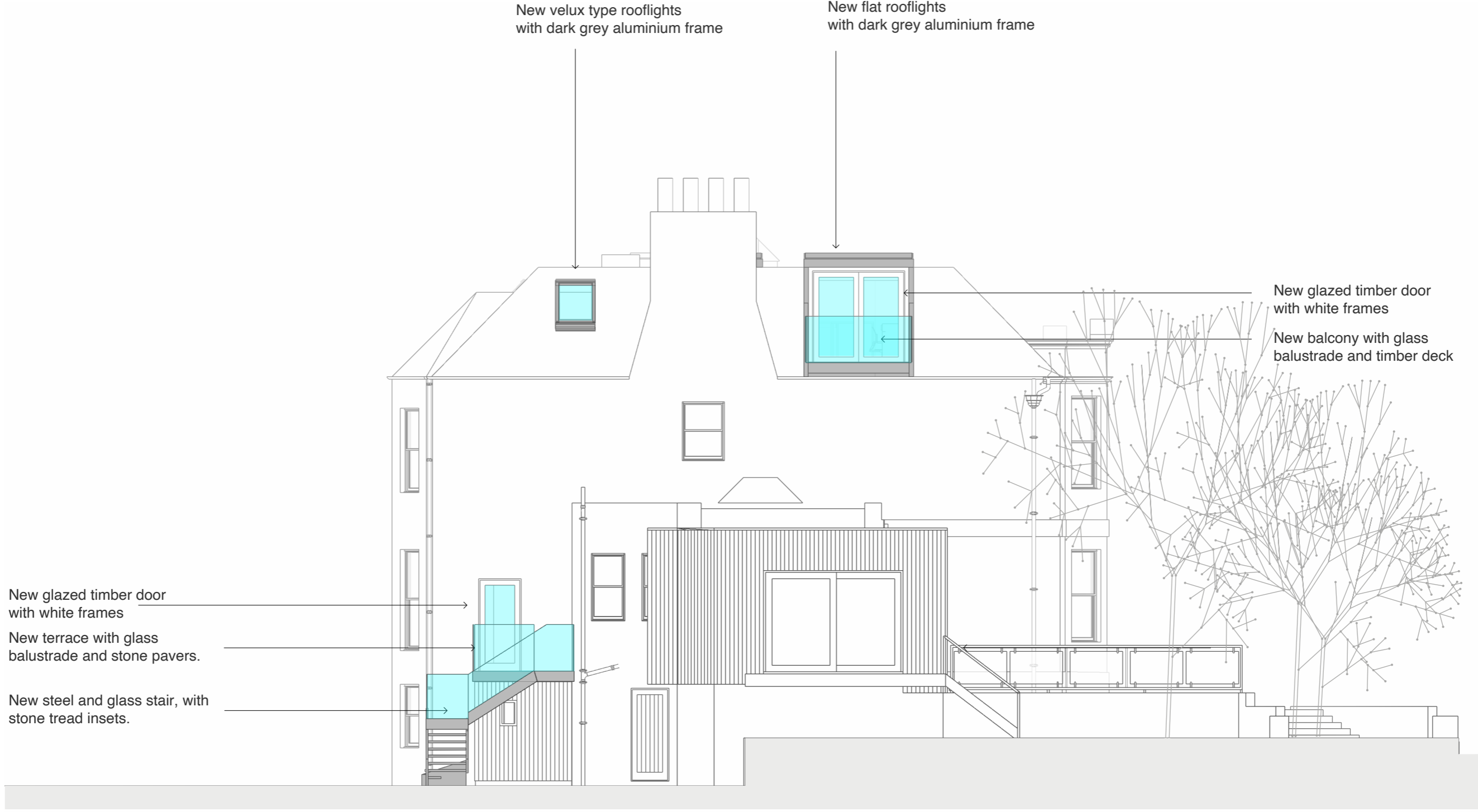
New flat rooflights
with dark grey aluminium frame

| B

| A







New velux type rooflights
with dark grey aluminium frame

New flat rooflights
with dark grey aluminium frame

New glazed timber door
with white frames

New balcony with glass
balustrade and timber deck

New glazed timber door
with white frames

New terrace with glass
balustrade and stone pavers.

New steel and glass stair, with
stone tread insets.