

Development Management Sub Committee

Wednesday 10 November 2021

**Application for Planning Permission 21/02977/FUL
at 3 Brae Park, Edinburgh, EH4 6DJ.
Alterations to combine upper and lower properties to form
one dwelling, including two storey rear extension.**

Item number

Report number

Wards

B01 - Almond

Summary

The application is in accordance with the Edinburgh Local Development Plan as it complies with Policy Des 12 (Alterations and Extensions) and Policy Env 6 (Conservation Areas - Development). It is compatible with the existing building, preserves the special character and appearance of the conservation area and has no adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES12, LEN06, NSG, NSHOU, NSLBCA, CRPCRA, NSGD02,

Report

**Application for Planning Permission 21/02977/FUL
at 3 Brae Park, Edinburgh, EH4 6DJ** Alterations to combine upper and lower properties to form one dwelling, including two storey rear extension.

Recommendations

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

Background

2.1 Site description

The application relates to a traditional two-storey detached property on the northern side of Brae Park. The property is divided into one upper and one lower apartment, with access between both via an external staircase on the rear elevation. The applicant owns and utilises both of these properties as one.

The property has a large garden to the rear with an existing single storey kitchen extension on the rear elevation. A detached single garage is situated to the immediate west of the property, at the end of a narrow single driveway. Further car parking bays are located to the front of the property, beyond the shared access road.

This application site is located within the Cramond Conservation Area.

2.2 Site History

10 May 2000 - planning permission granted to alter and extend dwelling house (application reference: 00/00850/FUL).

01 March 2001 - planning permission granted for extension to dwelling house (application reference: 00/03429/FUL).

04 September 2013 - planning permission granted for installation of new rooflight over kitchen (application reference: 13/03025/FUL).

Main report

3.1 Description of the Proposal

The proposal seeks to combine both properties by removing existing structures and introducing a staircase within a two-storey extension to the rear elevation. The main element of the proposed extension takes the form of a gable with a pitched roof, set in from the side of the host property. The extension continues across the whole rear elevation of the host property, set back from the proposed gable extension and drops down to one storey with a sloping roof where it meets the boundary with the neighbouring property.

The proposed materials consist of white render, rosemary tiles and timber cladding.

Scheme 1

The initial scheme proposed a flat roof on the single storey extension.

The following documents were submitted in support of the application:

- Daylight and Sunlight Report;
- Design Statement and
- 3B Waldram Diagrams.

These are available to view on the Planning and Building Standards Online Services.

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.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposed scale, form and design is acceptable and will not be detrimental to the conservation area;
- b) the proposal will preserve and enhance the conservation area;
- c) the proposal will cause an unreasonable loss to neighbouring amenity;

- d) any impacts on equalities or human rights are acceptable and
- e) any comments raised have been addressed.

a) Scale, form and design

Local Development Plan Policy Des 12 (Alterations and Extensions) ensures extensions are compatible with the existing building, in terms of design and form, choice of materials and positioning.

The proposal allows two properties to become one single dwelling house with the design introducing a simpler form for the rear elevation, unifying the dwelling and ensuring it reads as a single property. The joining of two properties is considered acceptable. The design, form and scale of the proposal relates to host property. The proposed white render and rosemary tiles match the existing material palette, with the introduction of timber cladding on the recessed upper floor providing visual interest and a contemporary contrast to the host property.

Whilst the extension is large in scale, it is considered that it remains subservient to the host property. The existing footprint of the dwelling house is 97.5 m². The proposal increases this by 36.7 m², to a proposed footprint of 134.2 m². The resultant rear garden ground will continue to be in excess of 30 square metres. This is within the guidelines set out in the non-statutory Guidance for Householders and ensures that the site is not being over developed.

The proposals are of an acceptable scale, form and design and are compatible with the existing dwelling. The proposals comply with LDP Policy Des 12 and the non-statutory Guidance for Householders.

b) Conservation area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states: *"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

The Cramond Conservation Area Character Appraisal emphasises the enclosed, compact and informal spatial structure, the vernacular style of many of the buildings, the predominance of traditional building materials, and the prevalence of residential uses.

LDP Policy Env 6 (Conservation Areas - Development) permits development within a conservation area where it preserves or enhances the conservation area.

The proposed development preserves the character of the conservation area and is not considered to be out of character for the surrounding informal spatial pattern with similar developments and prominent rear gables common within the surrounding area. The visual impact is minimal as all work is proposed to the rear elevation with the front elevation and streetscene remaining untouched.

The proposals will preserve the character and appearance of the conservation area, compliant with LDP Policy Env 6 and the non-statutory Guidance for Listed Buildings and Conservation Areas.

c) Neighbouring amenity

LDP Policy Des 12 (Alterations and Extensions) ensures that any extensions to existing buildings will not result in an unreasonable loss of privacy or natural light to neighbouring properties, whilst ensuring there is no detriment to neighbouring amenity and character. Furthermore, the non-statutory Guidance for Householders and Edinburgh Design Guidance sets out standards that ensure adequate daylighting, privacy and sunlight is protected for applicants and neighbours.

The applicant has submitted a Daylight and Sunlight Report in support of the application which assesses the impact of the proposals on daylight and sunlight to 3B Brae Park and 5 Brae Park. The assessments utilise the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) to analyse the impact of daylight and sunlight reaching windows to both properties neighbouring the application site. The results indicate that where there is a reduction in the amount of sunlight and daylight, this reduction has been kept to a minimum and shown to be no less than 80% (0.8) of the existing value.

In relation to sunlight, using the 45-degree line methodology, the first floor element of the extension rises above the 45 degree line. However, a Shadow Study has been provided using hourly intervals to further assess this impact. Whilst this assessment indicates a reduction of sunlight reaching the neighbouring garden to the east in late afternoon, the impact is considered to be negligible due to the overall size of the neighbouring garden and only a small part of low amenity ground being adversely impacted. This minimal impact complies with the standards set out in the non-statutory Guidance for Householders and BRE Guidelines.

Revised drawings were submitted which altered the roof form of the proposed single storey kitchen extension to ensure the proposal met the standards as set out above. The proposed roof form is now sloping downwards to minimise the impact on neighbouring amenity.

Two new windows are proposed on the side elevations (east and west) which have raised concerns of lack of privacy to neighbouring properties. However, these windows, on the first floor, both serve non-habitable rooms and will be glazed with opaque glass. It is therefore considered that they are acceptable and will not be detrimental to the privacy of neighbouring properties.

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders and Edinburgh Design Guidance to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight. The proposals comply with LDP Policy Des 12, the non-statutory Guidance for Householders and Edinburgh Design Guidance.

d) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

e) Public comments

A total of 44 representations were received.

Material representations - Objections

- Loss of daylight and sunlight to neighbouring properties - addressed in section b);
- Detrimental impact on neighbouring privacy - addressed in section b);
- Overshadowing to neighbouring properties - addressed in section b);
- Not in-keeping with Cramond Conservation Area - addressed in section a);
- Vertical roof form not in-keeping and should be sloping - addressed in section a);
- Scale and mass out of character for surrounding area - addressed in section a);
- Proposed materials not in-keeping with Conservation Area - addressed in section a);
- Overdevelopment - addressed in section a).

Material representations - Support

- Support for combining two properties;
- Sensitive modern addition to existing property.

Non-material comments

- Loss of views;
- Proposal would de-value surrounding property prices.

Conclusion

The application is in accordance with the Edinburgh Local Development Plan as it complies with Policy Des 12 (Alterations and Extensions) and Policy env 6 (Conservation Areas - Development). It is compatible with the existing building, preserves the special character and appearance of the conservation area and has no adverse impact on neighbouring 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

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

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

44 representations were received.

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

31 May 2021

Drawing numbers/Scheme

01-03, 04A, 05A, 06, 07A,

Scheme 2

David Givan

Chief Planning Officer

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.

The Cramond Conservation Area Character Appraisal emphasises the enclosed, compact and informal spatial structure, the vernacular style of many of the buildings,

the predominance of traditional building materials, and the prevalence of residential uses.

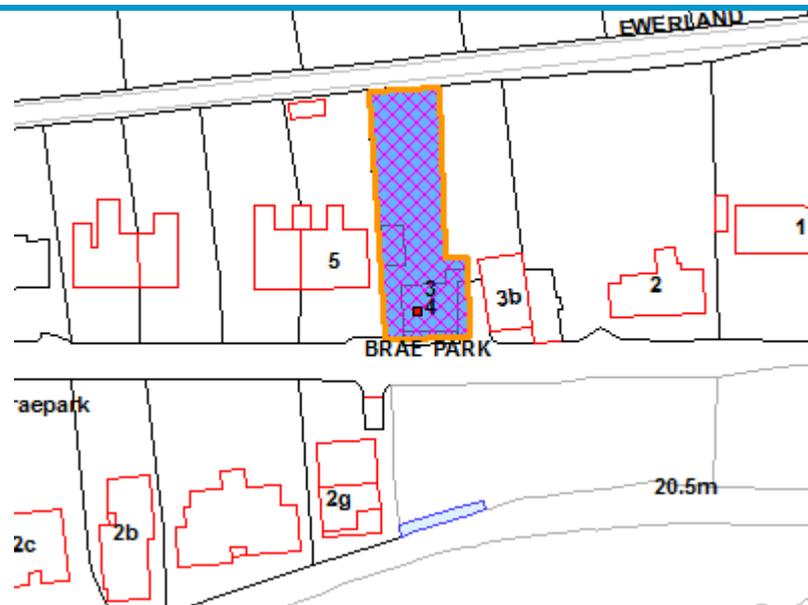
Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

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upper and lower properties to form one dwelling, including two
storey rear extension.

Consultations

Location Plan



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