

# Development Management Sub Committee

Wednesday 2 March 2022

**Application for Planning Permission 21/03298/FUL  
at 65 Ravelston Dykes Road, Edinburgh, EH4 3NU.  
Add sunroom, bedroom and garden storage to ground  
floor.**

Item number

Report number

Wards

B06 - Corstorphine/Murrayfield

## Summary

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The development would be in accordance with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It would form a compatible and sympathetic addition to the dwelling house. It would have no adverse effect on the character and appearance of the conservation area or on neighbouring residential amenity. It would be in compliance with relevant local development plan policies and non-statutory guidance. There are no material considerations that outweigh this conclusion.

## Links

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[Policies and guidance for this application](#)

LDPP, LDES12, LEN03, LEN04, LEN06, LEN12, LEN21, NSG, NSLBCA, OTH, NSHOU, CRPWMU,

# Report

## **Application for Planning Permission 21/03298/FUL at 65 Ravelston Dykes Road, Edinburgh, EH4 3NU. Add sunroom, bedroom and garden storage to ground floor.**

### **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 property forms one of two identical, two-storey flat-roofed modernist villas designed by Morris and Steedman (circa 1961 - 64) (Category B listed 23 March 2000, item no 46974) built on a site, which slopes north.

On the garden front, the two are of a more detached appearance, with linking single storey wings set well back. On the entrance front, the two elevations give a more unified and enclosed appearance, with screen walls in front of the terraces at 1st floor. The property has a horizontal emphasis, with full-width strip windows at ground and 1st floors, on the entrance elevations.

This application site is located within the West Murrayfield Conservation Area.

#### **2.2 Site History**

16 June 2021 - application for listed building consent to add sunroom, bedroom and garden storage to ground floor pending (application number 21/03296/LBC)

26 June 2008 - listed building consent granted to form additional storage in carport and new sitting room on roof terrace (application number 08/01490/LBC)

4 June 2008 - planning permission granted to form additional storage in carport and new sitting room on roof terrace (application number 08/01490/FUL)

18 February 2004 - planning permission granted to form a utility and shower room (application number 03/04566/FUL)

10 February 2004- listed building consent granted to alter and extend existing dwelling house (application number 03/04566/LBC)

## Main report

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### 3.1 Description of the Proposal

It is proposed to extend the dwelling house to create a sunroom, bedroom and outdoor storage. The development would be single storey, with flat roofs of varying heights in each of its three, distinct elements. The walls would be finished in white render and the roof would be grey single ply membrane. It would replicate some of the architectural features found on the existing building, such as vertical steel railings and timber cladding.

The proposal would necessitate the removal of two trees from the garden of the property.

Supporting Documents:

The following documents were submitted in support of the application:

- Planning Statement and
- Tree Survey Report

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

### 3.2 Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
  - (i) harming the listed building or its setting? or
  - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
  
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

### **3.3 Assessment**

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

- a) the proposals will have an adverse impact on the character and setting of the listed building;
- b) the proposals will adversely affect the character and appearance of the conservation area;
- c) the proposal will result in an unreasonable loss of neighbouring amenity;
- d) the proposal would affect any trees or impact on flooding;
- e) any impacts on equalities and human rights are acceptable and
- f) any comments received are addressed.

#### **a) Impact on the Character and Setting of the Listed Building**

Section 59 of the LBCA Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The impact on the setting of surrounding listed buildings needs to be considered.

Historic Environment Scotland's Managing Change in the Environment - Extensions, sets out the broad principles that should be used to assess the appropriateness or otherwise of a proposal. These are as follows:

An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.

Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.

An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.

An extension should be modestly scaled and skilfully sited.

The property is one of two buildings, designed as a pair. It has a strong horizontal emphasis in design, with full width strip windows at ground floor level. The relationship between both properties is a critical part of their character and any development needs to respect not only the individual building, but also its setting with its neighbour.

The proposal would be situated on a part of the building which has been subject to alterations approved in 2004 and 2008. The development would form a linked type extension that would extend away from the main building and be at a low level, relative to the host property. The siting of the proposal, being offset from the architectural composition of the original design, would ensure that the setting of the building and its neighbour would not be adversely impacted upon.

The proposal seeks to avoid competing with the original building through scale, location and form, but it has regard to the architecture of the original. The design incorporates details such as vertical railings and timber cladding that are found in the host property. The rendered top of the extension closest to the main building ties in with the rendered section below the first floor window, providing an appropriate visual connection with the original architectural concept.

By virtue of its modest height, the development would create a sympathetic and subservient addition, which would embrace the architecture of the original building in a contemporary and respectful manner.

The scheme would form an understated extension that would have no adverse effect on the character of the building or on its setting with its neighbour.

The proposal complies with Local Development Plan (LDP) Policies Env 3 (Listed Buildings - Setting) and Env 4 (Listed Building - Alterations and Extensions).

The proposals comply with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

#### b) Character and Appearance of Conservation Area

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the LBCA Act) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. If there is harm to a Conservation Area as a result of development, there is a strong presumption against granting planning permission. This presumption can only be overcome if there are advantages to the scheme at its location which outweigh the harm and justify granting planning permission. If such advantages are found, it is necessary to consider then whether these can only be delivered at the development's particular location.

*The West Murrayfield Conservation Area Character Appraisal states: A cohesive inner suburb characterised by a range of high quality villas dating from the early 19th century to the mid-20th century. High quality, largely stone-built architecture of restricted height enclosed by stone boundary walls, which define the visual and physical seclusion of the villas. Narrow vertical streets enclosed by high stone walls and overhanging vegetation and trees. No dominant architectural style, buildings are individually designed and influenced by popular styles of the time or period. Victorian terraces on the east side of Murrayfield Road represent the move towards more compact terraced housing during the late 19th century.*

LDP Policy Env 6 (Conservation Areas - Development) seeks to preserve or enhance the special character of the area.

The application site is accessed from a narrow private road off Ravelston Dykes Road. The rear garden bounds the road to the south, with some landscape screening on that boundary.

The proposal would be at a low level due to the topography of the site and would be against the backdrop of the existing property. Although the property can be viewed from the south, it does not form a dominant feature within the immediate vicinity. The low form of the proposal, in conjunction with the ground level, would ensure the development would avoid being an intrusive addition to the streetscape. Its design would create a modest and sympathetic addition to the building, albeit on the most publicly prominent elevation.

There is no uniformity of architecture or space in this part of the conservation area and the proposal would not create a discordant addition in this respect. The two trees being lost do not contribute to character and appearance of conservation area and are ornamental in terms of the landscape setting of the house.

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and LDP Policy Env 6.

#### c) Residential Amenity

LDP Policy Des 12 (Alterations and Extensions) seeks to ensure development does not have an adverse effect on neighbouring residential amenity.

The development would have no adverse effect on neighbouring privacy or daylighting. There would be a minor infringement of the criteria in respect of overshadowing of the lodge garden to the east, although it would be a very minor infringement and would be restricted to a small area of the garden, adjacent to the gable wall of the application property.

It should be noted that the effect of a development on a private view cannot be protected.

The proposal would not have an unacceptable impact on neighbouring, residential amenity and would comply with LDP Policy Des 12.

#### d) Trees and Flooding

LDP Policy Env 12 (Trees) aims to protect any tree worthy of retention.

The proposal would result in the removal of two trees, a Beech and Holly, both of which have been identified as low quality in the tree report submitted by the applicant. Replacement trees have been suggested in the report and a condition has been attached to require a replacement planting scheme and a tree protection scheme to be submitted and approved prior to work commencing.

LDP Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself.

Concerns have been raised in respect of the potential for flooding of the plot to be increased due to the development; although the area of hard surface within the curtilage would increase as a result of the development, it would be a minor change and it would not be proportionate to require the submission of a surface water management plan in these circumstances.

The proposal complies with LDP Policies Env 12 and Env 21.

e) Equalities and human rights

The proposal would have no effect on human rights or equalities.

f) Public Comments

**Material Representations - objection**

- The proposal would have an adverse effect on the character of the listed building. This is addressed in section 3.3a
- The proposal would adversely affect the character and appearance of the conservation area. This is addressed in section 3.3b
- The proposal would adversely affect neighbouring, residential amenity. This is addressed in section 3.3c
- The proposal would have an adverse effect on the health of trees and exacerbate flooding. This is considered in section 3.3d

**Material Representations - support**

- The proposal would be a sympathetic and appropriate addition to the listed building. This is addressed in section 3.3a

**Non Material Representations - objection**

- Impact of construction. This is of a temporary nature.

**Summary**

As a result of its location, form and design, the proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It also complies with relevant local development plan policies and non-statutory guidance. It would be an appropriate and sympathetic addition to the building and the conservation area and would have no adverse effect on the amenity of neighbouring residents.

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

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

#### **Conditions: -**

1. Only Tree 1 and Tree 2, as identified in the tree report prepared by Keith Logie and dated 25.1.2022, shall be removed
2. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".
3. A tree replacement scheme for two trees shall be submitted and approved by the Planning Authority prior to development commencing. The scheme shall identify the species and variety of trees to be planted and shall be implemented within 12 months of the completion of the development.

#### **Reasons: -**

1. In order to safeguard protected trees.
2. In order to safeguard protected trees.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

#### **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. 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.
3. 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.



## **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**

42 letters of objection and six letters of support have been received including Murrayfield Community Council.

## **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. The site is located within the West Murrayfield Conservation Area.

**Date registered**

16 June 2021

**Drawing numbers/Scheme**

01-08,

Scheme 1

**David Givan**

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 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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 Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

### **Relevant Non-Statutory Guidelines**

**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**

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

The West Murrayfield Conservation Area Character Appraisal emphasises the range of high quality villas of restricted height enclosed by stone boundary walls, and the predominance of residential uses within the area.

# Appendix 1

**Application for Planning Permission 21/03298/FUL  
at 65 Ravelston Dykes Road, Edinburgh, EH4 3NU.  
Add sunroom, bedroom and garden storage to ground floor.**

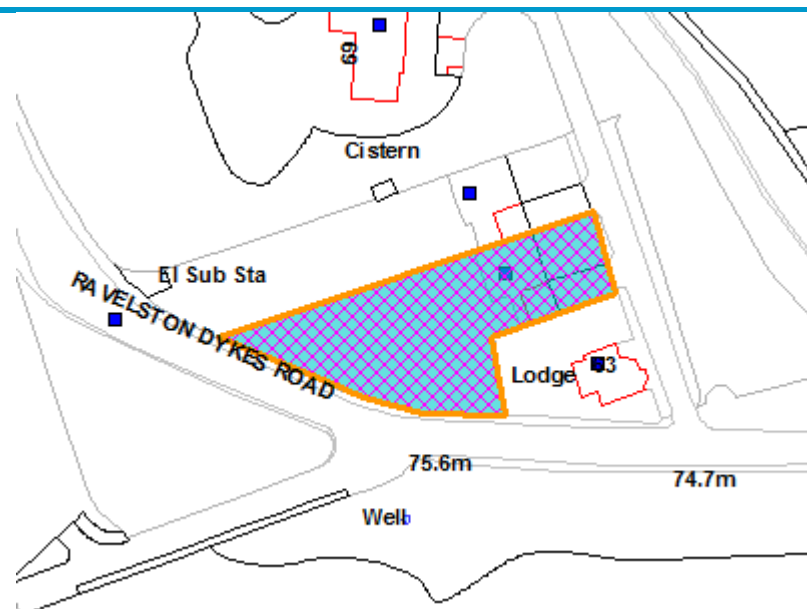
## Consultations

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No consultations undertaken.

## Location Plan

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