

# Development Management Sub Committee

Wednesday 31 July 2019

**Application for Planning Permission 19/02190/FUL  
At 63 Morningside Drive, Edinburgh, EH10 5NQ  
Change of use from nursing home (class 8) to dwelling with  
a two storey east side extension; single storey rear  
extension; single storey west side extension; and  
associated garden landscaping.**

Item number

Report number

Wards

B10 - Morningside

## Summary

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The change of use to residential complies with the Development Plan and is acceptable. Materials will match those on the original villa as seen from the street. The form and design are subservient to the main house but echo its original architecture. The rear extension is screened from public view and has an acceptable impact. No privacy or daylight issues arise in relation to neighbouring properties.

## Links

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[Policies and guidance for this application](#)

LDPP, LHOU05, LEN06, LDES12, NSG, NSLBCA, OTH, CRPLEW,

# Report

## **Application for Planning Permission 19/02190/FUL At 63 Morningside Drive, Edinburgh, EH10 5NQ Change of use from nursing home (class 8) to dwelling with a two storey east side extension; single storey rear extension; single storey west side extension; and associated garden landscaping.**

### **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 is a traditional, stone-built, detached villa, dating from around 1900, which stands in a substantial garden, with a total plot size of 982 square metres. The property is flanked by villas of similar scale and age, each on raised ground in relation to street level. The house to the immediate east has a modern garage on the mutual boundary, which is single storey with a flat roof, set back from the frontage.

The wider area is dominated by late 19th century terraced housing on a smaller scale. Blocks of modern, rendered flats stand on the opposite side of the road to the north-east, on the edge of Morningside Cemetery.

This application site is located within the Plewlands Conservation Area.

#### **2.2 Site History**

27 April 2018 - permission granted to fell several large trees which were in proximity to the house (planning reference: 18/01781/TCO).

19 March 2019 - previous application, including new vehicular access from rear lane, was withdrawn (planning reference: 19/00408/FUL).

### **Main report**

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

The application proposes a change of use to residential, as a single private house.

Alterations include a two storey element to the east, faced in natural stone and with a slate roof. The side elevation is rendered with a leading edge of stone quoins.

To the rear, an existing outbuilding and proprietary steel escape stair are removed from the building. These are replaced by a simple, flat-roofed single storey extension in a modern idiom, mainly in glass and render, across the full building width.

On the west side of the main house a small workshop is created: timber-clad, with a hipped slate roof, echoing the existing entrance porch in form and design.

### **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 use is acceptable;
- b) the scale form and design of the extension is appropriate to the character and appearance of the conservation area;
- c) impact on neighbouring amenity is acceptable;
- d) parking is considered; and
- e) comments are addressed.

a) LDP policy Hou 5 Conversion to Housing, considers change of use to residential.

The policy has four criteria:

- a satisfactory residential environment is met;
- the use is compatible with adjacent uses;
- the residence will have adequate open space and parking; and
- the change of use complies with other policies.

In this instance, the residential use was the original designed use and it is compatible with adjacent residential properties. The house is set in extensive garden grounds with high levels of amenity and open space. No on-site parking is proposed.

The proposed use complies with policy Hou 5 and is acceptable in principle, subject to compliance with other planning policies.

b) Policy Env 6 Conservation Areas- Development of the LDP states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The Plewlands Conservation Area Character Appraisal focuses on the terraces and semi-detached villas within the area. The group of detached villas which the application site lies within is not mentioned within the appraisal. Materials in the wider area are dominated by stone walls and slate roofs, but with rear extensions usually in render, and with modern rendered flats also in the area.

As seen from the public street the main two-storey extension will be faced in natural stone, matching the existing house and neighbouring houses. Although the windows are smaller than in the main house this is because it is designed to be subservient, but complementary to the original house. The building is not listed and there is no requirement to exactly copy existing details.

The western extension has the form and design of a traditional garage but will serve as a small ancillary workshop accessed from the south garden. It is designed to echo the existing entrance and is fully in character with the building.

The overall spatial pattern of the conservation area is one of continuous terraces. This small group of villas is too small to establish its own spatial pattern, but it is noted that the proposal will maintain the existing detached format.

Rear extensions are relatively common in the area and are usually rendered with a flat roof. The rear section is unseen from any public area but will remain in character with the area.

Although the extension is large, it is proportionate both to the villa and to the large plot size.

A side chimney, to be removed as part of the works, is not critical to the character or appearance of the conservation area, and if considered independently could be removed without consent.

Overall, the proposals preserve the character and appearance of the conservation area and comply with policy Env 6.

#### c) Impact on Neighbouring Amenity

LDP policy Des 12, Alterations and Extensions, and the Edinburgh Design Guidance consider impact on neighbouring amenity.

All elements (including the two storey element) lie in a gable-to-gable relationship with the flanking houses and do not give rise to any privacy or daylight concerns.

The proposals comply with policy Des 12 in this respect.

#### d) Parking

LDP policy Tra 2, Private Car Parking, considers parking levels.

Council objectives now seek to minimise parking. The proposal has no on-site parking but this complies with current Council policy.

LDP policy Tra 3, Private Cycle Parking, considers cycle parking.

The proposed garden store has ample space for cycle storage.

Policies Tra 2 and Tra 3 are met.

#### e) Public Comments

Objections were received from properties throughout the wider area. One immediate neighbour objected.

#### **Material Comments**

- The form and design are out of keeping with the area - addressed in section 3.3 b).
- The windows are too small on frontage - addressed in section 3.3 b).
- The wooden workshop is out of character - addressed in section 3.3 b).
- The extension is too big - addressed in section 3.3 b).
- Loss of side chimney - addressed in section 3.3 b).

#### **Non-Material Comments**

- The symmetry of the building is destroyed - the building is not symmetrical.
- The proposal is not faced in stone - the proposal is faced in stone.
- The proposal is unchanged since the last application - the proposal is an amendment to the previous application which included works to the rear.

#### **Community Council**

No comments received.

#### Conclusion

The change of use to residential complies with the Development Plan and is acceptable.

As seen from the street, materials will match those on the original villa. The form and design are subservient to the main house but echo its original architecture. The rear extension is screened from public view and has an acceptable impact. No privacy or daylight issues arise in relation to neighbouring properties.

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

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

#### **Conditions:-**

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

#### **Reasons:-**

1. In order to enable the planning authority to consider this/these matter/s in detail.

### **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**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

The application was advertised on 24 May 2019.

Forty representations were received: 37 in objection and three in support. These are addressed in section 3.3 e) of the Assessment.

### **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 property lies in the Plewlands Conservation Area as shown in the LDP.

**Date registered**

10 May 2019

**Drawing numbers/Scheme**

1-4,

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 Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

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

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

## **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**

The Plewlands Conservation Area is mainly comprised of two storey residential terraced development. The predominant height is two storeys with a small number of flatted elements of mainly three and four storeys. The buildings are complemented by mature trees, extensive garden settings, shallow stone boundary walls and spacious roads.

# Appendix 1

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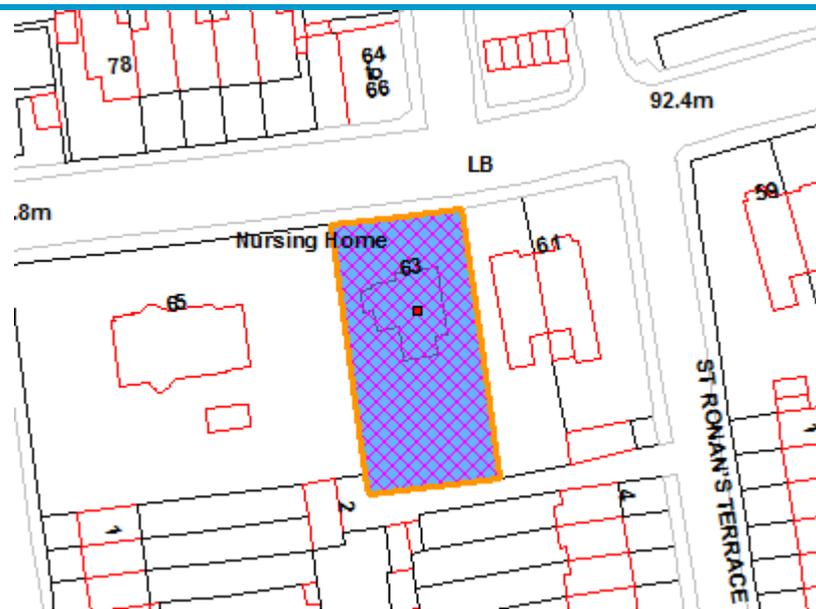
## Consultations

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No consultations undertaken.

## Location Plan

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