



APPLICATION FOR PLANNING PERMISSION 15/00715/DPP FOR FORMATION OF RAISED DECKING AND INSTALLATION OF ROOFLIGHT AT 4 MANSE ROAD, ROSLIN

Report by Head of Communities and Economy

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 **The application is for the formation of raised decking and the installation of a pyramid rooflight at 4 Manse Road, Roslin. There have been 14 representations objecting to the proposed development and seven in support. The relevant development plan policies are RP20, RP22 and DP6 of the adopted Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is located on the south east side of Manse Road and comprises a detached single storey dwellinghouse finished externally in drydash render with white painted timber sash and case windows on the front and a slate hipped roof. There is an existing single storey brick flat roof extension at the south west side of the house, a rendered single storey flat roof extension at the rear of the house and a flat roof dormer at the rear of the house. There is an open field to the rear of the site which is located within the Roslin Conservation Area.

3 PROPOSAL

- 3.1 It is proposed to erect a raised timber deck (1.45m above ground level) at the rear of the flat roof extensions at the rear of the house measuring a maximum of 8.1m wide and 4.4m deep, with glass balustrades and a section of solid balustrade along the north east edge of the deck.
- 3.2 It is also proposed to erect a pyramid rooflight on top of the flat roof extension at the side of the house.
- 3.3 The submitted details also include rendering the walls of the brick extension at the side of the house, installing a window on the front elevation and applying timber cladding on this part of the building. A rooflight is also proposed on the south west facing roof plane of the original house and alterations are proposed to the windows and doors on the south west and south east elevations of the house. These

works constitute permitted development and as such do not require a grant of planning permission from the Council.

4 BACKGROUND

- 4.1 In 2011 planning permission 11/00586/DPP was refused for the demolition of a garage and the erection of a dwellinghouse at 4 Manse Road, Roslin. Permission was refused on the grounds of the detrimental impact on the character and visual amenity of the surrounding area and the impact on the amenity of neighbouring properties contrary to the development plan.
- 4.2 The application has been called to committee for consideration by Councillor Coventry because of the volume of representation and the potential impact on the Conservation Area.

5 CONSULTATIONS

- 5.1 No consultations were necessary in relation to the application.

6 REPRESENTATIONS

- 6.1 Fourteen objections have been received in relation to the application, including from the neighbour at no 6 Manse Road (including correspondence and supporting information from an agent acting on their behalf) and the others from addresses across Scotland and England. The concerns raised are as follows:
- Significant detrimental impact on privacy to and amenity of no. 6's house and garden as compared to existing. It is considered that the proposed solid balustrade will not mitigate overlooking whilst a higher boundary fence would impact on the amenity of no. 6 and the visual amenity of the conservation area;
 - Noise pollution;
 - Detrimental impact on the character and appearance of the Conservation Area and the setting of Roslin Chapel including views from the Chapel and other notable/ listed buildings in Roslin;
 - The proposal is unsympathetic to the character of the house.
 - Reference is made to a previous planning application at no.4 by the previous owner for the erection of a dwellinghouse which was refused on the grounds of the impact on the amenity and privacy of neighbours and the detrimental impact on the Conservation Area; and
 - Proposals do not comply with planning policy.
- 6.2 Seven representations in support of the proposals have been received, six of which are from addresses in Roslin. They state:
- Proposals will enhance the appearance of the property;
 - Proposals will not impact on the view from Roslin Chapel;
 - There are other extensions, dormer windows, greenhouses and sheds at the rear of properties on this side of Manse Road; and

- At over 9m from the boundary with no 6 overlooking from the proposed decking will not be significant.

6.3 In response to the representations the applicant and his agent have submitted correspondence in support of the application. The issues raised are summarised as follows:

- They raise concern that there are factual errors in the submission made by the agent acting on behalf of the occupiers of no.6;
- There is already overlooking from no.4 to no.6;
- The deck will be 9m from the boundary with no. 6 and is intended as a seating area;
- They would be willing to erect a fence/raise the height of the solid balustrade to 1.6m which satisfies policy DP6 with regard to privacy;
- The decking will not give rise to noise issues;
- Alterations at no. 6 set a precedent for small scale development at this location;
- Timber decking is not an uncommon feature in domestic gardens;
- The ground floor area of the house is 150sqm, the garden area is 370sqm and the decking 27sqm ;
- The decking is to be attached to the later additions to the house and its design allows clear views to the existing rear elevation of the house and does not detract from the character of the property and located at the rear does not detract from the visual amenity of the surrounding area and will make a positive visual contribution to the area;
- Roslin Chapel is approximately 250m from the house.
- The rear of no. 4 Manse Road is not visible from Chapel Loan apart from the car/coach parking area near to the Chapel;
- Note that a number of objections are from addresses outwith Roslin;
- The proposals are not comparable to the previous planning application for a house at the site; and
- The proposals comply with local plan policy.

7 PLANNING POLICY

7.1 The development plan is comprised of the Strategic Development Plan for Edinburgh and South East Scotland, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:

Midlothian Local Plan (MLP)

7.2 Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area;

- 7.3 Policy **RP22: Conservation Areas** seeks to prevent development which would have any adverse effect on the character and appearance of Conservation Areas; and
- 7.4 Policy **DP6: House Extensions** requires that house extensions be well designed to maintain or enhance the appearance of the house and locality. The guidelines also relate to the size of extensions, external finishes, remaining garden area and impact on neighbouring properties.
- 7.5 The draft Roslin Conservation Area Appraisal para 6.1 states that part of the intention behind the conservation area boundary is to protect the setting of Roslin Chapel.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations received are material considerations.
- 8.2 The central issues in the consideration of the application are the impact of the proposals on the character of the application property, on the visual amenity of the surrounding area, and the impact on the amenity of neighbouring properties.
- 8.3 Reference is made to a previous planning application at the site and for an extension at no. 6 Manse Road. Each application is to be considered on its own merits.
- 8.4 During the processing of the application the applicant was requested to square off the decking and to erect a 1.6m high screen along the north east edge of the deck and to reduce the depth of the area of decking in front of the dining room to 1m. The applicant has squared off the deck with a 1.6m high screen proposed along the north east edge but is not agreeable to reducing the depth of the deck stating that it is not practical and that the straight edge helps to visually tie the two extensions together. The occupiers of no.6 were satisfied with the Council's suggestion but still object to the proposal on the grounds that both measures have not been agreed.
- 8.5 Notwithstanding the correspondence submitted by the objectors and the applicant arguing their respective cases it is for the Planning Authority to assess the application.
- 8.6 The original house at the application site has been the subject of various alterations including a dormer on the south east (rear) elevation, a single story flat roof rendered extension at the rear of the house and a single storey flat roof brick extension at the side. The deck is proposed to the rear of the existing single storey extensions. In this context and taking into account that the structure is relatively light

weight in nature it will not detract from the form or character of the house.

- 8.7 The rear boundary of the application site is approximately 190m from the immediate environs of Roslin Chapel. The rears of the properties along Manse Road are visible from the field to the rear of the site and from an overflow car/coach park associated with the Chapel. A hedge along Chapel Loan screens views of the rear of the houses along Manse Road from the road leading to the Chapel.
- 8.8 There are various garden structures, extensions and dormers at the rear of the properties on this side of Manse Road. Taking into account the domestic scale of the proposal within this context the decking will not impact on the character of the Conservation Area or the setting of the Chapel or the adjacent College Hill property, which is also a listed building, as compared to the existing situation.
- 8.9 The rooflight will not have a significant impact on the character of the house, the visual amenity of the area or the amenity of neighbouring properties.
- 8.10 A hedge along the boundary of the property within the garden of no 2a next door will restrict overlooking to this property.
- 8.11 The proposed decking will be approximately 9.2m from the boundary with no 6. Whilst there is already an element of overlooking from no.4 to no. 6 as a result of the raised level of the deck platform without screening it would give rise to increased overlooking towards the rear extension and of the garden of no. 6. with a detrimental impact on the amenity of the occupiers of no. 6.
- 8.12 The applicant has however agreed to erect a 1.6m high screen on the north east edge of the deck nearest to no. 6 to reduce overlooking. It is the practice of the Planning Authority to take average eye level when standing as being 1.6m. As such the 1.6m high balustrade would minimise overlooking to the rear extension at no. 6 (which is 9.5m away from the boundary) and reduce overlooking to the rear garden. Whilst there would still be views from the rear of the deck to the bottom half of the garden of no 6 these would be at a more oblique angle and taking into account the distance to the boundary the impact on the privacy of no 6 is not sufficient to warrant refusal of planning permission.
- 8.13 There is no apparent reason why the deck would give rise to noise pollution.
- 8.14 The proposed development will not have a significant impact on the character of the existing building, the visual amenity of the surrounding area or the amenity of neighbouring properties and as such the proposal complies with policies RP20; RP22 and DP6 of the MLP.

9 RECOMMENDATION

9.1 That planning permission be granted for the following reason:

The proposed alterations to the dwellinghouse by means of their form, scale and design are compatible to the host building and accord with Midlothian Local Plan policies RP20, RP22 and DP6.

Subject to the following conditions:

1. Details of the design, materials and finish of the proposed screen to be erected along the north east side of the decking shall be submitted to the Planning Authority and no work shall start on the decking until this detail has been approved in writing by the Planning Authority.

Reason: To safeguard the character of the building.

2. Unless otherwise approved in writing by the Planning Authority the screen approved in terms of condition 1 shall be installed within two months of the deck being brought into use and thereafter shall not be removed.

Reason: In order to minimise overlooking and protect the privacy of the occupants of the adjoining property.

Ian Johnson
Head of Communities and Economy

Date: 10 November 2015

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| Application No: | 15/00715/DPP (Available online) |
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| Agent: | KMW Architect |
| Validation Date: | 31 August 2015 |
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| Background Papers: | 11/00586/DPP (Available online) |