

Full Planning Application
at
27 Murrayfield Avenue
Edinburgh
EH12 6BA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erect new house with integral garage
Applicant: Mr Thyne
Reference No: 04/02853/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A small sample of masonry work, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Head of Planning & Strategy before work commences on site.
3. Only those trees physically in the way of the development, as agreed in writing by the Head of Planning, shall be removed, and no work shall be carried out on the remaining trees at any time without the prior written approval of the Head of Planning & Strategy.
4. Any trees removed shall be replaced with new trees of appropriate species and size as agreed by the Head of Planning and Strategy. These trees shall be planted within the first planting season following completion of the development.

5. Details of the proposed replacement trees, including a location plan, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 3. In order to retain and/or protect important elements of the existing character and amenity of the site.
 4. In order to retain and/or protect important elements of the existing character and amenity of the site.
 5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 6. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.
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2 Main report

Site description

The application site is the garden of a sandstone constructed, two storey, square-plan villa with a conical-roofed turret, dating from circa 1880. The building, which occupies an extensive mature landscaped plot on the corner of Murrayfield Avenue and Henderland Road, is category B listed (Murrayfield Ward) and situated within the Coltbridge and Wester Coates Conservation Area.

The surrounding properties comprise detached, semi-detached and terraced late Victorian villas with generous private gardens to the front and rear.

Site history

There is no relevant planning history for this site.

Development

The application is for the erection of a detached, contemporary style, three storey, family dwelling within a 15 metre wide plot taken from the east side of the garden of 27 Murrayfield Avenue. The new dwelling will be separated from the existing villa by a 1.8 metre high, sandstone boundary wall.

The proposed house follows the front and rear building lines of the adjacent semi-detached villas, except for a projecting single storey family room to the rear. The elevations are finished in sandstone ashlar with areas of timber panelling at ground and second floor level. The flat roof is covered in zinc with standing seams and the windows and doors are aluminium framed. A single garage will adjoin the existing garage of 18 Henderland Road.

The new dwelling has spacious garden ground to the front and rear enclosed by the existing and new sandstone boundary walls. Pedestrian and vehicular openings will be formed in the existing boundary wall to Henderland Road. The pedestrian access will be enclosed by black painted steel gates and both openings will be flanked by square section sandstone piers.

The original scheme omitted the planter in the roof terrace to the front.

Supporting Statement

A copy of the agent's design statement is available for viewing in the Members' Group Rooms.

Consultations

Transport Planning

No objections.

Environmental and Consumer Services

No objections.

Representations

The application was advertised on 13 August 2004. Four letters of representation were received.

Neighbours raised the following concerns:

- Loss of light, overlooking and deterioration in amenity;
- Reduction in garden area;
- Loss of mature trees;

- Inferior development could be approved if plot is sold.

The Cockburn Association objects to the proposed boundary wall on the grounds that it is out of character with the conservation area.

Policy

The site is located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD16 (NEW DEVELOPMENT IN VILLA AREAS) sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

3 Conclusions and Recommendations

Determining Issues

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 the determining issues, the Committee needs to consider:

- a) Whether the proposed use is acceptable in this location;
- b) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) Whether the proposals adversely affect the listed building or its setting;
- d) Whether the proposals are detrimental to residential amenity or road safety.

a) The principle of residential development is supported by policy H1, subject to compliance with other local plan objectives.

b) The character of the Coltbridge and Wester Coates Conservation Area is described in the Central Edinburgh Local Plan as follows:

"The area contains two distinct character zones: the streets of Victorian and Edwardian villas to the west of Donaldson's School and the tenements and stone built terraces of Roseburn further west. Murrayfield House (1735) is an important listed building (category 'A'), the setting of which is defined by the surrounding streets of terraced housing. More recent housing constructed in Wester Coates, although not visible from the main A8, has led to an erosion of character."

While the development will result in the loss of a significant area of garden ground, the existing garden is extensive and will remain so despite this reduction in size. The area of new build (205sqm) plus that of the original villa (256sqm) exceeds one and a half times the site area covered by the original villa. However, the final building coverage above single storey is less than 20% of the total site area. The percentage of green space remaining (approximately 75% of the total site area) is well within the policy stipulation.

However, this is a corner site which should be treated on its merits. The proposal will leave the original villa in substantial grounds and the new house follows the spatial pattern of Henderland Road.

The continuation of the building line on Henderland Road is appropriate, given that this semi-detached and terraced rhythmic form is characteristic of buildings within the west section of the conservation area. Although the proposed villa is three storeys high, the ridge height is lower than that of the adjacent buildings on Henderland Road and the upper level is set back substantially to appear as an attic floor. The floor to ceiling heights and fenestration proportions reflect the generous scale of the equivalent elements in the neighbouring villas. The listed building at 27 Murrayfield Avenue will remain visually dominant despite having a ridge height approximately 0.5 metres lower than that of the proposed dwelling, as the distance between the buildings is substantial and the corner turret on the listed villa projects two metres above its ridge height.

The proposed contemporary design is appropriate in this context as the scale, proportions and main elevational material of the proposed dwelling is in keeping with the surrounding historic buildings. The structure is visually stimulating from all angles with various levels and fenestration, yet the design is cohesive and robust.

As regards boundary treatment, the new wall dividing the house from 27 Murrayfield Avenue will be constructed in random rubble sandstone to match the existing mutual boundary. The proposed breaches in the existing wall on Henderland Road are compatible in terms of width to other accesses in the street. The gate piers are of minimal height and match the construction style of the boundary wall. The design, material and colour of the gates reflect those in the adjacent property.

Some tree loss is inevitable due to the degree of excavation required to level the driveway with the pavement. However, the two larger of the four trees affected have been topped several times in the past and the two remaining trees are smaller. Conditions have therefore been applied to ensure that any removed trees are replaced with new trees of

appropriate size and species, which will maintain the green end to the terrace on Henderland Road.

c) The proposed development is confined to a limited area of the mature landscape setting of the historic villa, is visually subservient and of high quality design and will therefore have no adverse effect on the setting of the listed building.

d) The distance between the new house and 18 Henderland Road is similar to that between the pairs of houses in the row. An exception is made to normal policy requirements regarding privacy and overshadowing in the case of gable to gable developments. Also, the only window facing the gable of the adjacent property is at ground level and is shielded by the existing boundary wall. The windows on the west elevation light the ground and first floor halls and bathrooms only.

The roof terrace to the front of the house will not reduce privacy in the garden of 27 Murrayfield Avenue, as a 2.7 metre wide planter has been incorporated into the structure to prevent overlooking on the west side.

The proposed level of off-street parking and access arrangements comply with transportation requirements.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity or road safety.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Clare Macdonald on 0131 529 3510

Ward affected 15 -Murrayfield

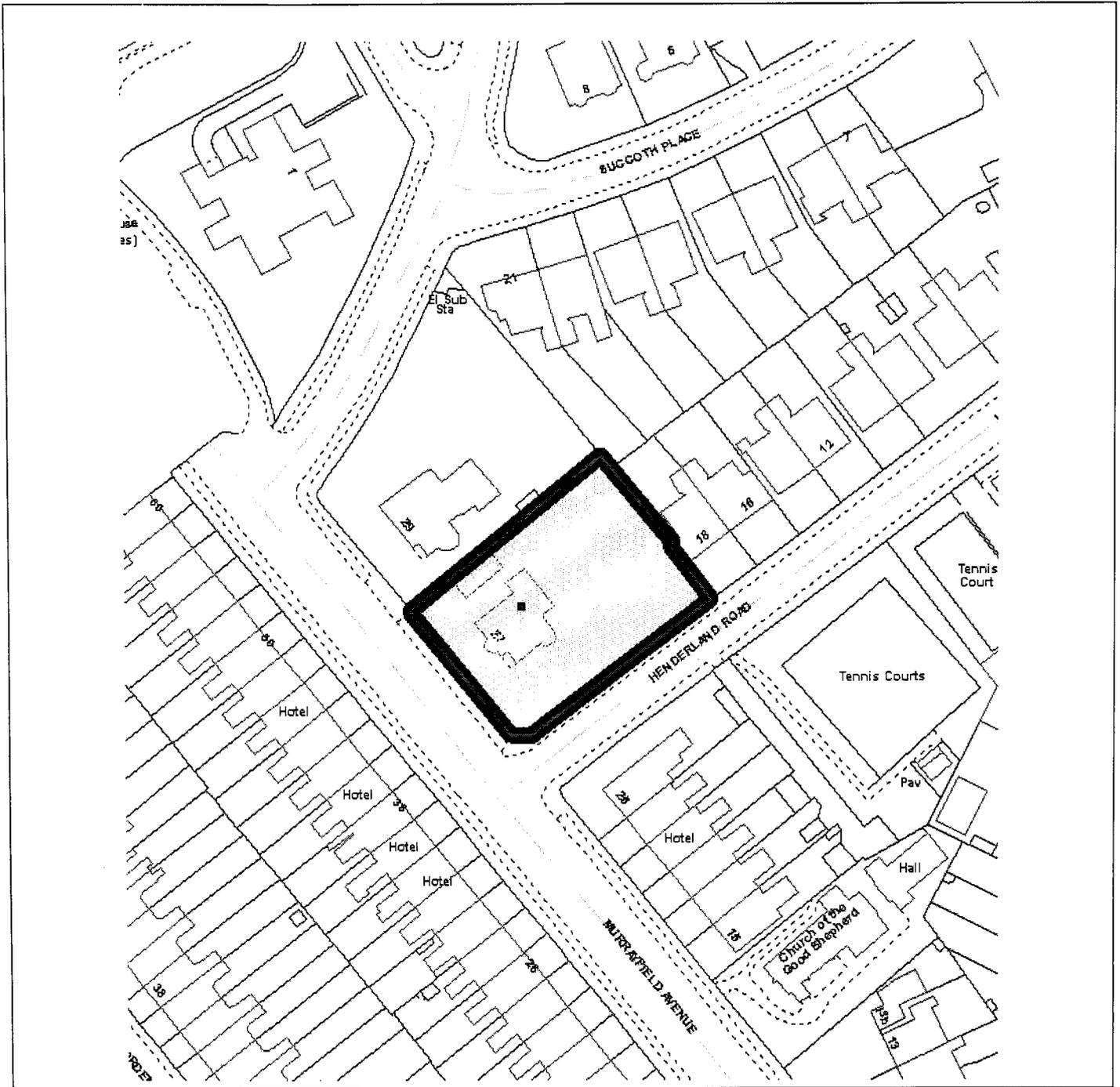
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File AF

Date registered 27 July 2004

**Drawing numbers/
Scheme** 01, 03 + 05-07
Scheme 2



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PLANNING APPLICATION

Address	27 Murrayfield Avenue, Edinburgh, EH12 6BA		
Proposal	Form new openings in boundary wall and install steel gates		
Application number:	04/02853/LBC	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			