

## Full Planning Application 07/03015/FUL

at

450 Old Dalkeith Road

Edinburgh

EH16 4SS

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### Development Management Sub-Committee of the Planning Committee

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#### 1 Purpose of report

To consider application 07/03015/FUL, submitted by Ms J. McCusker. The application is for: **Erection of 2 detached villas.**

It is recommended that this application be **GRANTED** subject to the conditions below.

#### 2 The Site and the Proposal

##### Site description

The application property is a substantial traditional stone property situated on the southern side of the road. The building is elevated side on to the road with a deep rear garden and lawn to the front. The application site is the rear side garden which measures 26 metres in length by 27 metres in width. It is currently grassed over and is surrounded on all sides by a traditional stone wall approximately 2 metres in height.

The existing property would retain the front side garden 12.5 metres by 13.5 metres and an area of land in front of the property. The existing access and drive to the front of the property would also be retained.

## **Site History**

07/03636/FUL is currently pending consideration to alter and extend the existing house and replacement windows.

## **Description of the Proposal**

The proposal is for the erection of two detached villas in the rear garden. These would each measure 11metres in length by 8 metres in width. The garden to the front would measure approximately 10 metres in depth with access provided to the rear via an upgraded driveway. The new access will involve realigning the front boundary wall to achieve the sight line to highway standards. The stone wall will be reinstated with the original pillar moved to define the corner.

The proposed villas would be two storeys above the existing ground level with underground parking and basement level accommodation. The proposal will involve level changes across the site, digging down part of the site by a maximum of two metres. A new retaining wall is proposed, built into the existing stone boundary wall.

The villas would be substantial in form with ceiling to floor windows and steeply pitched roofs. The eaves height would sit below the height of the roof of the existing dwelling; a dormer window is proposed in the front elevation of each property. The buildings would be finished with stone rubble base courses and sand/cement render walls. All windows would be white painted timber. The roof would be finished with scots slate.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

- 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 these determining issues, the Committee needs to consider whether:

- a) The principle of the proposal is acceptable
- b) The scale and design of the proposal is acceptable

- c) The proposal would impact upon residential amenity
  - d) The amenity of the occupants would be satisfactory
  - e) The proposal would affect highway safety.
- a) The proposal is within a residential area where the principle of new housing is acceptable subject to satisfying the relevant Local Plan Policies.
- b) The existing property is not a listed building but is a stone building of traditional form and appearance. The development site is the rear garden ground south west of the existing dwelling which is currently laid to lawn and has no significant landscape features or trees. The original property would retain the front garden and the garden area on the north eastern side of the property.

The proposal involves releveling of the site and significant earth movements which will allow for the car parking to be accommodated under the building. The ground floor level of the new buildings will be 63.91 metres A.O.D which is the current ground level of the site. The proposed new dwellings are substantial in size but it is considered that they would sit comfortably aligned with the existing house. The ridge height would be lower than the main dwelling and the buildings would only be seen obliquely from Old Dalkeith Road. Their design and appearance respects the traditional form of the original dwelling with the use of timber windows and slate roof.

The scale and design of the proposals are appropriate on this site.

- c) The site is surrounded by residential properties. Those to the south east at Upper Craighour are in a slightly elevated position and those to the north west are in a lower position. The proposed buildings are located such that they are set 9 metres from the site boundary and more than 18 metres window to window. As such the proposal would not give rise to loss of privacy or overshadowing and complies with Council's non statutory guidelines in respect of Daylighting Privacy and Sunlight.

The proposed access would utilise an existing drive and it is considered that the level of vehicle movement from two new dwellings would be acceptable in this location. The existing building would sit in a gable to gable position with the proposed dwellings and will have adequate amenity space and retain existing driveway. No loss of amenity would occur.

- d) The occupants of the new dwelling would have garden areas open to view from the first floor of properties on the south eastern boundary. However the existing stone wall awards some privacy and the window to window distance exceeds 18 metres. Internal privacy would be secured. A condition ensuring the retention of the stone wall is recommended as it awards a level of privacy to both existing and proposed properties and is a traditional feature of the site.

e) The proposal will result in the re-utilisation of the existing driveway running to the rear of the existing house. Adequate sight lines can be achieved by realigning the stone wall 2.5 metres back from the frontage. The wall is not awarded any statutory protection therefore its retention is welcomed through this scheme. Adequate parking provision is provided within the site. Transport have raised no objection subject to conditions in respect of gates, surface material, dropped crossing and driveway width.

It is recommended that the Committee approves the application subject to conditions in respect of highway matters, materials, landscaping and boundary treatments.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jennifer Paton on 0131 529 6473
<b>Ward affected</b>	A16 - Liberton/Gilmerton (NEW)
<b>Local Plan</b>	South East Edinburgh Local Plan Finalised Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	6 August 2007
<b>Drawing numbers/ Scheme</b>	01,02,05, 10-21

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@edinburgh.gov.uk)

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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Consultations, Representations and Planning Policy

### Consultations

### Infrastructure and Support - Children and Families

*No Objection*

### Transport

*No Objection subject to*

- 1. Any gate/gates must open inward onto the property.*
- 2. A minimum length of 2 metres nearest the road must be paved.*
- 3. Access must be by dropped crossing i.e. not bellmouth*
- 4. The absolute minimum width of the driveway must be 2.5m*

### Reasons

- 1. For the safety and convenience of pedestrians.*
- 2. To prevent deleterious material (e.g loose chippings) being carried onto the road.*
- 3. For the safety and convenience of pedestrians.*
- 4. In the interests of road safety.*

### Representations

Five letters of objection have been received. The reasons for objection may be summarised as follows;

- houses too big
- out of character with area

addressed in section (b) of the assessment

- loss of view

- loss of privacy
- loss of light

addressed in section (c) of the assessment

- highway safety

addressed in section (e) of the assessment

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

Planning Policy

The proposal is subject to the Housing and Compatible Use policies of the South East Edinburgh Local Plan and the Finalised Edinburgh City Local Plan.

Relevant Policies:

#### **Relevant policies of the South East Edinburgh Local Plan.**

Policy DQ4 states that the use of design features and materials intended to conserve and treat surface water on site as far as practical and minimise run of will be sought whenever appropriate.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy H2 states that within the urban area development for housing by way of new development, redevelopment or conversion of existing buildings will be acceptable, unless other policies indicate otherwise.

Policy H4 states that new housing development should make the best of urban land, be well-laid out in terms of access, parking etc. provide amounts and types of open space appropriate to the development and provide a residential environment, which affords ease of access, safety and engenders a sense of community.

Policy H6 states that development for whatever purpose would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

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

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.



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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
4. Full details of any proposed gates, surface material, dropped crossing and the driveway width shall be submitted to and agreed in writing by the Head of Planning prior to the commencement of works. The approved details shall be implemented prior to the occupation of the first dwelling.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to safeguard the interests of road safety.

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## Location Plan

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