

**Outline Planning Application
at
11 Ferrymuir Lane
South Queensferry
EH30 9PA**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Residential dwelling
Applicant: J L Shearer.
Reference No: 04/01434/OUT

1 Purpose of report

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

Conditions

1. a) application for the approval of the undernoted reserved matters shall be made before the expiration of 3 years from the date of the grant of Outline Planning Permission, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of reserved matters may be made within 6 months of the date of such refusal or dismissal.

- b) The approved development shall be commenced not later than the expiration of 5 years from the date of grant of Outline Planning Permission or 2 years from the final approval of any reserved matters, whichever is later.

2. Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be on the form of a detailed layout of the site (including landscaping and car parking), and detailed plans, sections and elevations of the building/s. RESERVED MATTERS: siting, design, height, external appearance, parking and access, landscaping (including boundary treatments).
3. That notwithstanding the generalities of condition 2 above, any detailed submission shall include the provision of acoustic double glazing on all living apartments facing the A8000 to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to protect the amenity of the occupiers of the development.

2 Main report

Site description

The site is the garden of a house located at the western end of Ferrymuir Lane. The house is a detached single storey dwelling. There are a variety of house styles in Ferrymuir Lane but they are all detached, with front and rear gardens. The A8000 road lies immediately to the south of the site and further to the south lies the Ferrymuir mixed development site including Tesco's supermarket. To the west there is amenity open space associated with the road network. To the north and west there is a cemetery. The access to that cemetery lies along the northern boundary of the site. To the north and east beyond the cemetery access road there is an area of detached and semi detached houses.

The site is well screened with 2 to 3 metre high hedges on the southern western and northern boundaries. The site is long and narrow measuring 50 metres long by 18 metres wide at the eastern end and 7.5 metres at the western end.

Site history

Planning permission was granted for one dwelling house in outline on 23.5 1991. This consent has now lapsed.

Development

The proposal is to gain consent, in outline, for a house. The access to the site would be via a new access off the lane that serves the cemetery. The applicant's own house would retain its existing access along Ferrymuir Lane.

The proposal is in outline but an indicative footprint of the proposed house has been shown on the submitted plan. From that plan, the house would measure 6.5 metres by 11.6 metres (75.4 square metres). The resultant garden area would be 557.6 square metres, equating to a percentage building to plot ratio of 12% built land to 88% garden area.

The applicant's own house would retain a ratio of 18% built land to 82% garden area (841 square metres of garden area retained).

Consultations

Transport

No objections subject to the following conditions being applied.

Access and parking arrangements to be reserved matters

Environmental and Consumer Services

This Department has no objections to the above application, subject to the following condition:

All living apartments facing the A8000 shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning.

Representations

One letter of objection has been received and the comments made are as follows:-

- overshadowing if more than one storey in height
- loss of trees on the southern side of the site would remove a protective barrier for the site

Policy

The proposal lies within an area mainly allocated for housing on the Queensferry Local Plan area. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Queensferry Local Plan

Policy QU229 states that new housing development will be favourably considered within the existing built-up area of Queensferry and will be encouraged on the sites defined on the Proposals Map and specified in Paragraph 2.32.

Policy QU231 seeks to maintain the residential character of existing housing areas by not permitting changes of use or new developments which would result in loss of amenity or of residential accommodation.

Policy QU263 seeks to control and influence the design of development, including alterations and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired and the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy H3 supports the development of housing on infill sites within the built-up area provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses and is not detrimental to the character and amenity of the area.

Policy H5 states that housing development should harmonise with and reflect the character of the surrounding area. Developments should maximise opportunities to achieve public transport links and access and provide a high quality residential environment with appropriate amounts of car parking and open space and incorporate high levels of energy efficiency.

Non Statutory Guidelines

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.

3 Conclusions and Recommendations

The determining issues are

- 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?

To assess the determining issues, consideration needs to be given to:

a) Whether the principle of the proposed house is acceptable in this location

b) Whether there are any adverse effects on the character and amenity of the area.

c) Whether there are any adverse effects on residential amenity or road safety.

a) The proposal is for a new dwelling house in the garden of a house in a fairly homogeneous residential area. The use of the site complies with policy providing the proposals comply with other policies designed to protect amenity can be complied with.

b) Whilst the proposal in outline, the size of the plot, both of the existing house and the proposed plot can be assessed.

The site is similar to other plots in Ferrymuir Lane in terms of its relationship with that lane and the A8000. It would also allow similar development i.e. a detached house set within a garden area. However it is less deep than other plots in Ferrymuir Lane, but in relation to the wider area, the proposal is not out of character with spatial characteristics. A reasonable house to garden ratio could be achieved on the site at detailed stage such that the spatial characteristics of the area could be maintained.

The building line in Ferrymuir Lane is varied, with the applicant's own house being located approximately 1 metre from the northern boundary. The southern building line is also varied. A detailed built form could be achieved which reflects the rhythm of the street and would not be out of character with the area.

The lane which would serve the development has a large hedge on the boundary with the site. The creation of an access off that lane will break the line of hedge. However the creation of a single access point will represent a small loss of hedging which when viewed along the lane, will not significantly affect the areas character.

The submission of a detailed proposal would be required to fully assess the impact of the development. However the site is well screened on the northern, western and southern boundaries to reduce the visual impact of the development.

Due to the proximity of the development to the A8000, the Environmental and Consumer Services Department consider the proposal is acceptable, but only if all living apartments facing that road are fitted with acoustic double glazing a condition is therefore recommended.

c) The size of the site, its shape and the indicated house size on submitted plan all show that any house could not achieve a 9 metre distance to site boundaries on the north, east and southern boundaries. However the northern and southern boundaries both face public roads and any windows beyond the road to the north are well screened and more than 18 metres away. Therefore windows could be located on these elevations without loss of privacy. Any windows facing east would require screening to protect privacy in this direction. It should be possible to design a detailed proposal which does not overshadow or overlook neighbouring residential land.

Transport has no objections to the proposal subject to access and parking arrangements being the subject of a reserved matters application.

In conclusion, the site is large enough to accommodate a house without compromising the amenity of neighbours, future occupants or the character of the area. There are no material 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

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Ward affected 04 -Queensferry

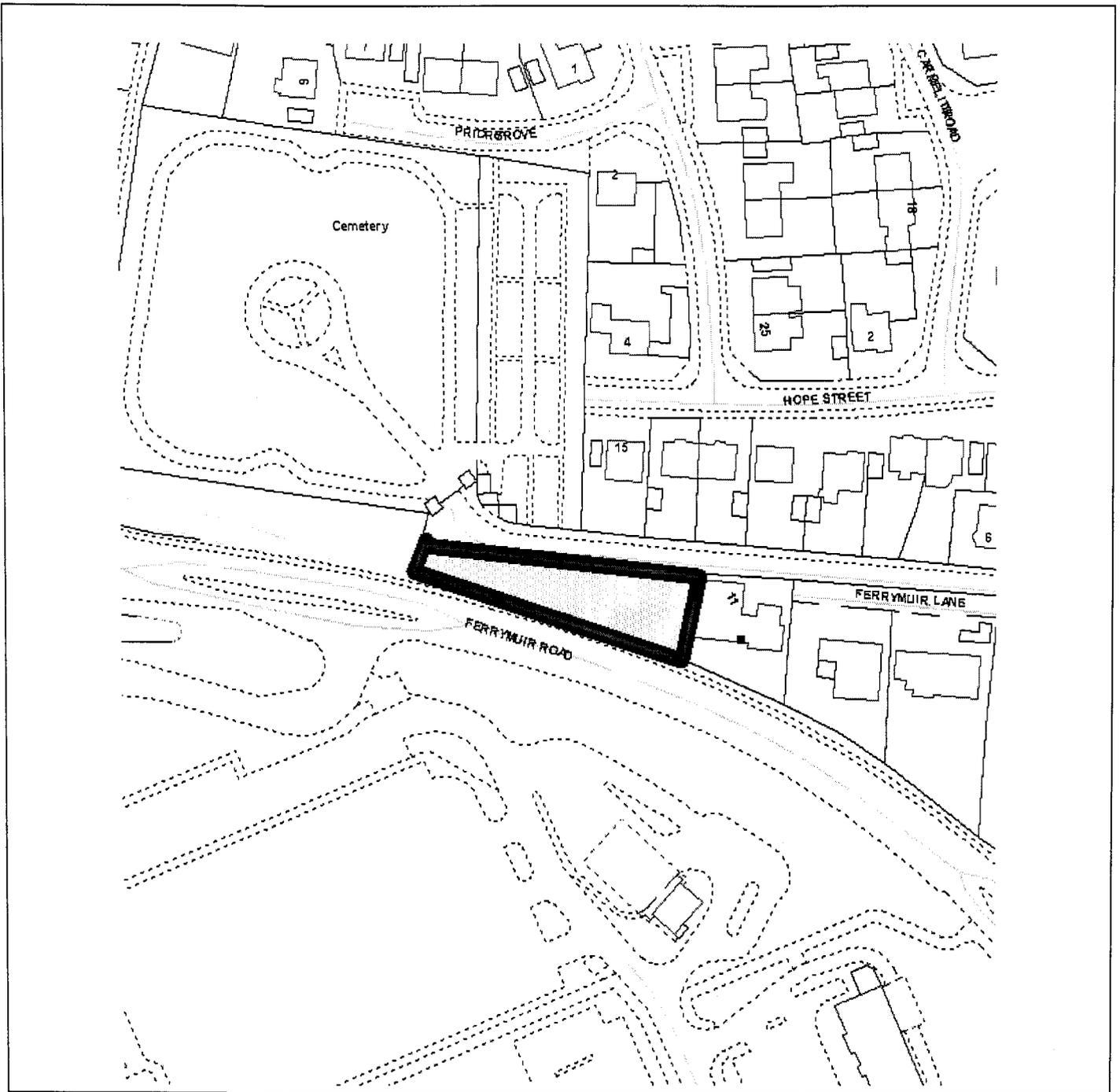
Local Plan Queensferry Local Plan

**Statutory Development
Plan Provision** Residential

File

Date registered 6 May 2004

**Drawing numbers/
Scheme** 1



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PLANNING APPLICATION

Address	11 Ferrymuir Lane, South Queensferry, EH30 9PA		
Proposal	Residential dwelling		
Application number:	04/01434/OUT	WARD	04- Queensferry
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			