

**Full Planning Application 06/01280/FUL  
at  
5 Glenlockhart Bank  
Edinburgh  
EH14 1BL**

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

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1 Purpose of report

To consider application 06/01280/FUL, submitted by Mr + Mrs Cortellessa. The application is for: **Remove existing house and garage and erect new house and garage (as amended)**

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

2 **The Site and the Proposal**

**Site description**

The site is a detached bungalow on the west side of Glenlockhart Bank, a cul-de-sac close to Colinton Road. It is set down from the road on a sloping site and at right angles to the road. There is also a large detached double garage facing the road on the south side of the site. Immediately surrounding the site are residential properties of varying styles, some of which are large, two storey, detached properties on elevated sites.

**Site History**

2005 - Application for the demolition of the existing bungalow and the construction of a three storey house refused (ref 05/03343/FUL) The grounds for refusal were:

1. The proposal is contrary to South West Edinburgh Local Plan Policy E5 in respect of new building quality, and Local Plan Policy H3 in respect of new housing character, as the proposals fail to respect the setting of adjoining properties or the spatial character of the surrounding area.
2. The proposal is contrary to Policy DQ6 of the West Edinburgh Local Plan, in respect of Design of New Development, as the proposals do not respect the constraints of the site and fail to connect visually to its surroundings.
3. The proposal is contrary to West Edinburgh Local Plan Policy H7, in respect of Housing Development Quality, as the proposed house would be damaging to the character and amenity of this residential area.
4. The proposal is contrary to West Edinburgh Local Plan Policy H12, in respect of Residential Amenity, and the Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as the proposal would result in a significant level of overlooking and overshadowing to neighbouring properties to the detriment of residential amenity.

## **Description of the Proposal**

### **Scheme 3**

The proposal is for the demolition of the existing bungalow and detached garage and the erection of a three storey villa with integral garage with dormer windows above.

The site is approximately 1068 sq metres, the area of the new house is just under 280 sq m, while the existing house is 224 sq. The new house will cover approximately 26% of the total plot.

The new house will be located parallel to the road and, as the site is sloping, the basement level will be below the level of the road. The integral garage will also be set down from the road.

The materials to be used are buff coloured reconstituted stone and cream render, reconstituted black slates, timber entrance door and upvc windows.

### **Scheme 2**

Scheme 2 was similar to scheme 3. However, in scheme 3 the house has been reduced in scale by bringing the north elevation back by 600mm, a cupola on the roof has been removed and the rear terraces from the first floor kitchen above the garage have been removed.

Scheme 1

Scheme 1 was for a similar style of house with a deeper footprint and a garage set further back from the road.

### **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, 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 dwelling is acceptable.
- b) The scale and design of the proposal is appropriate and respects the character of the area.
- c) The proposal would have an adverse impact on residential amenity or road safety.

a) There is an existing detached house and double garage on the site. The site is within an area designated for Housing within the Adopted South West Edinburgh Local Plan. The principle of a replacement dwelling house on this site is acceptable.

b) The area is characterised by detached houses set back from the road in medium to large garden grounds. The ages and styles of the properties vary.

The existing bungalow is set down and at right angles to the road. The proposed house is parallel to the road, will cover most of the frontage of the site and it is set back from the road. While it is three storeys high, due to the slope of the site the basement level is set down below the level of the road. The height of the building does not exceed that of the property immediately to the south. The new house will cover approximately 26% of the site, which is not excessive.

In an area where there are many individual styles and designs and with a number of large houses in prominent positions in close proximity, the proposed scale, design and materials of the new house are not out of place.

Therefore, the proposal will not detract from the character and appearance of the surrounding area.

c) The new house will be in a virtual gable to gable situation with the adjacent properties. On the south elevation, there is one window at the basement level but as this is set down and facing the boundary wall it does not give rise to any issues relating to loss of privacy. In addition, there are small windows on the south and north elevations of the new building which serve bathrooms/shower rooms. Subject to these being frosted glass, there are no issues relating to loss of privacy on these elevations. The house is over 9m from both the front and rear boundaries of the site and at the rear there are a number of high trees/shrubs. There are no issues regarding loss of privacy for neighbours at the front or rear.

The site is on a north east-south west axis with the rear garden ground facing north west. The architects have supplied information relating to the seasonal shadows that the existing bungalow and the new building will generate. This indicates that the majority of any over shadowing will fall on its own garden ground although there will be a small amount of overshadowing on the property at 7 Glenlockhart Bank. The amount of any increase of overshadowing from that which already exists is not excessive and is considered to be acceptable.

The property at no 7 is an unusual design in this locality and the owners have installed full length patio doors facing onto the existing boundary of the site and only 2.5m from the existing fence and holly hedge. The rear elevation of the existing bungalow runs along this boundary fence and limits any light reaching the patio windows. The garage of the proposed new house is one and a half storeys and although abutting the boundary is set back from the existing building line and is an improvement on the current situation allowing more light in from the south.

Concern has been expressed about the size of the house and the proposed internal accommodation which could be subdivided to form flats. The application is for one house and the applicant has confirmed that the house is to be used by his family members. The subdivision of the property would require a further planning consent and would be assessed on its individual merits.

The existing property has a double garage and parking spaces at the front. The proposed house will have similar facilities and although the access is to be moved from the southern edge to the north, this will not have a significant adverse impact on the road safety in the area.

In conclusion, the use of the site for residential purposes is established, the scale and design of the proposal will not detract from the character of the area and it will not have a detrimental affect on residential amenity or road safety.

It is recommended that the Committee approves this application subject to conditions relating to materials.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Dorothy Amyes on 0131 529 3905
<b>Ward affected</b>	A09 - Fountainbridge/Craiglockhart (NEW)
<b>Local Plan</b>	South West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	3 April 2006
<b>Drawing numbers/ Scheme</b>	9d, 10a,11b,12,13,14,15a,16 Scheme 3

**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, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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)

**Application Type** Full Planning Application  
**Application Address:** 5 Glenlockhart Bank  
Edinburgh  
EH14 1BL  
**Proposal:** Remove existing house and garage and erect new house and garage ( as amended)  
**Reference No:** 06/01280/FUL

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## Consultations, Representations and Planning Policy

### Consultations

### Environmental Assessment, Services for Communities

*No objections.*

### Representations

Four letters of representation were received objecting to the proposals in Scheme 1. The objectors were informed by letter dated 26 July 2006 that revised proposals had been submitted. Four letters of representation were received raising objections to Scheme Two. The objections can be summarised as follows:

1. Scale of proposal would have visual impact on neighbouring properties, would result in overdevelopment of the plot and would have a detrimental impact on the character of the area;
2. Concern that the proposed house is to be subdivided to form flats.

These issues are addressed in assessment b

3. Loss of residential amenity due to over shadowing and loss of privacy

These issues are addressed in Assessment c

No further neighbour notification/re-notification to those who made a representation in relation to Scheme 3 as the changes were of a minor nature and less onerous in respect of the previous scheme (scheme 2).

In addition to the above, the owner of the property at 7 Glenlockhart Bank, advised the Department in March 2007 on the inaccuracy of the plans in relation to heights

and the footprint of his property. The agents carried out further survey work and submitted revised plans.

A further letter of objection was received from the owners of 7 Glenlockhart Bank. In this letter they reiterate the issues noted above. Further, they dispute that the architects had permission to carry out the additional survey work. This is not a material planning matter.

***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 site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation.

In the Finalised Edinburgh City Local Plan it is located within an Urban Area.

#### Relevant Policies:

#### **Relevant policies of the South West Edinburgh Local Plan**

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

#### **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.

#### **Relevant Non-Statutory Guidelines**

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. All windows in the side elevations, with the exception of those at basement level, shall be of frosted glass and maintained as such in perpetuity, 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 Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to protect the privacy of adjoining neighbours.

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End



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### Location Plan

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