

Full Planning Application 08/03229/FUL
at
9A Joppa Park
Edinburgh
EH15 2EP

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 08/03229/FUL, submitted by Mr + Mrs Fox. The application is for: **Erect 1½ storey dwelling house in garden**

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

2 The Site and the Proposal

Site description

The application site is an area of garden ground associated with a modern, detached dwelling house located on the south side of Joppa Park. There is a large area of hardstanding to the front of the site that is currently used for car parking by 9a Joppa Park. The surrounding area is wholly residential in nature.

This property is located within the Portobello Conservation Area.

Site History

27.05.2005 - Permission was refused for the erection of a detached dwelling house (05/00854/FUL). The grounds for refusal were based on the impact upon the character and appearance of the conservation area, building design and materials.

Description of the Proposal

Permission is sought for the erection of a 1 1/2-storey detached dwelling house accommodating a living room, kitchen/dining room, a spare room and a toilet on the ground floor with two bedrooms and a bathroom on the upper floor.

The house will be 5.6 metres high at ridge height and 2.75 metres high at eaves level. It will be 6.6 metres wide and 11.5 metres deep. The house will be finished with coloured render, buff coloured artificial stone and concrete roof tiles. A private rear garden will be provided as will parking provision to the front of the site.

Scheme 1

The original proposal was for a 2-storey dwelling house measuring 6.8 metres high at ridge height and the entrance vestibule located on the east elevation.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

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 proposed development is acceptable;
- b) the proposal preserves or enhances the character and appearance of the conservation area;
- c) the proposal raises any road safety implications;
- d) the proposal adversely affects existing residential amenity; and,
- e) the proposal affords an acceptable level of amenity for future residents;

a) The application site is within an area identified by planning policy as suitable for housing and compatible uses. The proposed development is residential in nature and accordingly, subject to compliance with other local plan policies, the principle of the development is acceptable.

b) *The Portobello Conservation Area character appraisal recognises within the residential areas high quality architecture, predominant use of traditional building materials: stone, slate, timber sash and case windows, and variations in plot sizes and building types, heights, spacing and setbacks from the pavement.*

The proposal is a modern dwelling house that adopts building materials that are not common throughout the conservation area. However, the properties at 1-8 Joppa Park to the west, on Joppa Road to the south and on Esplanade Terrace to the north all back onto the application site and as such the context that the proposal will be viewed in is the relationship with 9a Joppa Park. The proposal will be approximately 1 metre higher than the existing house but the frontage will be considerably narrower which negates the height increase in terms of the proposed house dominating the existing. The materials and external appearance of the proposed house are consistent with No. 9a and do not detract from the rear elevations of the surrounding properties.

The proposal will reduce the level of garden ground associated with No. 9a but the garden ground that is to be retained by both properties is comparable with gardens serving dwelling houses on Esplanade Terrace and elsewhere in Joppa Park. Provision is made within the site for off-street parking provision. The proposed house will be in close proximity to the west boundary; however, development on the boundary is consistent with this part of the conservation area which is characterised by terraced and tenement housing.

The proposal will preserve the character and appearance of the conservation area.

c) Parking provision has been provided in accordance with the Council's parking standards and a turning area has been provided to enable vehicles to leave the site in a forward gear. An existing access from Joppa Park is to be used. The density of the proposed development is unlikely to generate excessive road journeys and as such road safety will be protected.

d) There is one window proposed on the west elevation but is sufficiently screened by the existing boundary wall to prevent overlooking. The south facing windows are within 8.5 metres of the boundary with the properties fronting Joppa Road and within 7 metres of the boundary with a small pedestrian access track, both of which do not meet the Council's guidelines. However, the windows are in excess of 18 metres from the nearest windows serving the properties on Joppa Road and given the flatted nature of these properties the associated garden areas are, to a degree, already overlooked; a situation that will not be significantly worsened by the proposal. The properties on Esplanade Terrace are in excess of 20 metres from the nearest proposed windows with an access lane in between. There are windows proposed on the east elevation looking towards the existing house but will be opaque glazing to protect privacy.

The proposal complies with the Council's guidance note, *Daylighting, Privacy and Sunlight* in respect of overshadowing as the 4.25sqm of overshadowing that will be generated will fall on land between the proposed house and the boundary wall. There will be no loss of daylight to neighbouring windows.

Existing residential amenity will be protected.

e) The proposed house has an acceptable level of internal living accommodation and all habitable rooms have access to natural daylight. Sufficient garden ground has been provided to afford future residents an acceptable level of amenity.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the conservation area and would not prejudice residential amenity or road safety. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.



John Bury
Head of Planning

Contact/tel	Andrew Trigger on 0131 529 3931
Ward affected	A17 - Portobello/Craigmillar (NEW)
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	24 September 2008
Drawing numbers/ Scheme	01a-03a Scheme 2

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.

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.

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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 9A Joppa Park
 Edinburgh
 EH15 2EP

Proposal: Erect 1½ storey dwelling house in garden

Reference No: 08/03229/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

No objections to the proposed development.

Representations

The application was advertised on 3 October 2008 as development affecting a conservation area. The application attracted 12 letters of representation, including those from Portobello Amenity Society and the Architectural Heritage Society of Scotland, 11 of which were objections.

The main points of objection/concern are:

- a) Issues relating to conservation and design, addressed in assessment b);
 - inappropriate materials,
 - overdevelopment,
 - design is inappropriate for a conservation area,
- b) Issues relating to road safety, addressed in assessment c);
 - additional traffic on a narrow lane,
- c) Issues relating to residential amenity, addressed in assessment d);
 - overshadowing,
 - loss of privacy,
 - loss of sunlight,

Other issues raised are non-material planning considerations.

Representators were notified of the amended scheme on 5 March 2009. A further 8 letters were received, including from Portobello Community Council. No new material planning issues were raised.

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 application site is within an area identified by the North East Edinburgh Local Plan as suitable for housing and compatible uses. The finalised Edinburgh City Local Plan shows the site within the urban area. Both plans identify the site in the Portobello Conservation Area.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new housing development on identified sites.

Policy H4 (DESIGN OF NEW HOUSING DEVELOPMENT) sets out general design considerations for new housing development.

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Relevant policies of the Finalised 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 Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

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.

Policy Tra 3 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Relevant Non-Statutory Guidelines

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

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

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

Application Type Full Planning Application
Application Address: 9A Joppa Park
Edinburgh
EH15 2EP

Proposal: Erect 1½ storey dwelling house in garden
Reference No: 08/03229/FUL

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.

Reasons

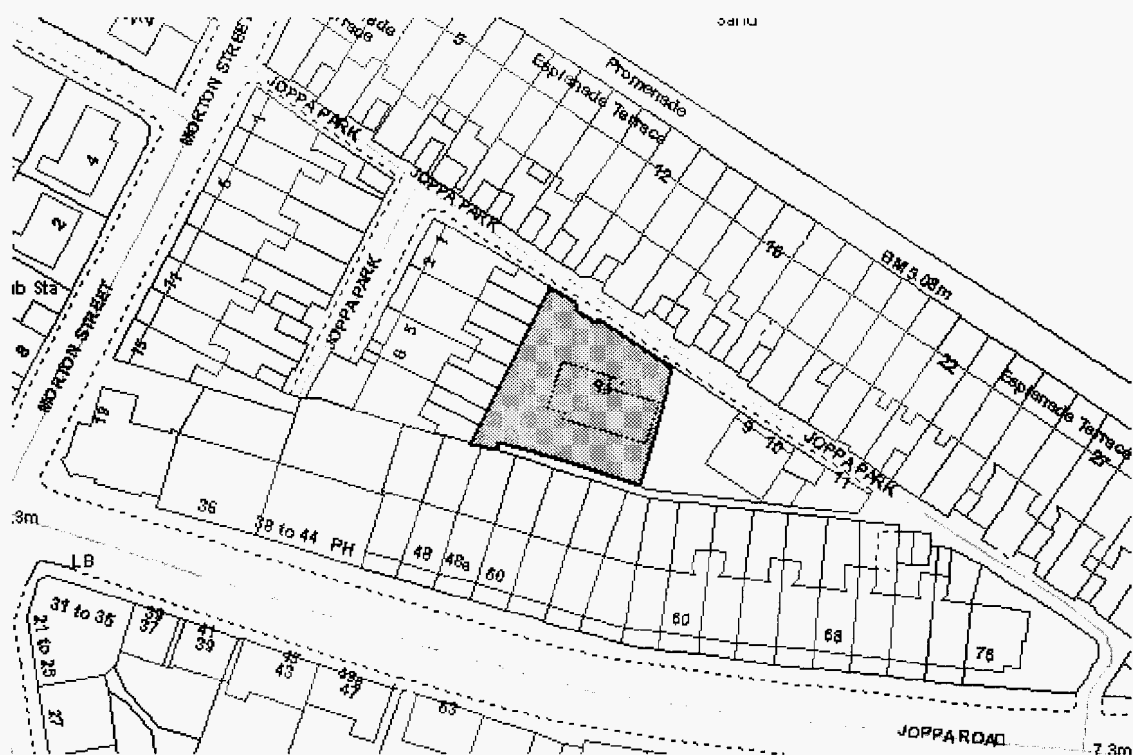
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

Application Type Full Planning Application

Proposal: Erect 1½ storey dwelling house in garden

Reference No: 08/03229/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.