

**Full Planning Application 07/01292/FUL**  
**at**  
**13 GF Crawford Road**  
**Edinburgh**  
**EH16 5PQ**

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

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1 Purpose of report

To consider application 07/01292/FUL, submitted by Robert Bell Developments. The application is for: **Sub - division of existing dwelling flat to form 2 No dwelling flats**

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

2 **The Site and the Proposal**

**Site description**

The application property, a semi detached Villa located on the north side of Crawford Road is currently divided into two flats, one on the first floor level and one on the ground and basement floor levels. Surrounding properties are predominantly residential with the north side of Crawford Road characterised by semi-detached villas. A railway line bounds the application site to the north.

This property is located within the Craigmillar Park Conservation Area.

**Site History**

There is no relevant planning history relating to this site.

## **Description of the Proposal**

It is proposed to subdivide the existing lower flat into two flats each incorporating three bedrooms on the ground and basement levels respectively. The existing garage will be incorporated into the basement flat as a lounge area.

External alterations proposed include replacing the existing timber garage doors with fully glazed timber patio doors on the front elevation and inserting french doors on the rear elevation. A retaining wall within the existing driveway space is proposed in order to create a patio space. The remaining driveway area will be infilled forming a level driveway. A new doorway will be formed from an existing window on the gable end and a proposed steel access stair will lead from this doorway to the rear garden ground. A new side entrance door covered by a slate canopy is also proposed on the gable end in order to provide access to the basement flat.

The ownership of the rear garden ground will be divided, allocating each flat an area of garden ground. This will not however be physically divided by a formal boundary treatment.

The application site is bounded by a stone boundary wall approximately 2m in height on the east and west boundaries of the property.

Materials proposed include slate, timber framed doors, black steel access stairs, stone and render.

The previous scheme 1 proposed astragals in the front patio doors and a new door slapping on the gable end from which the steel stair projected beyond the rear building line by 3m. This slapping has been removed as part of the current scheme and the stair pulled back in line with the gable of the property and now projects by 200mm beyond the rear building line.

## **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, are there any compelling reasons for approving them?

## ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposed subdivision is acceptable in principle
- b) The proposal preserves or enhances the character and appearance of the conservation area
- c) The proposal would have a detrimental impact on neighbouring residential amenity and would the proposal offer adequate amenity to future occupiers
- d) The proposal would detrimentally impact traffic, parking or highway safety

a) Policy H4 allows subdivision of property, provided the standards of amenity for occupiers are acceptable, on-street parking difficulties are not worsened and there is no unacceptable loss of architectural or historic character. The principle of the proposal is acceptable provided it meets the criteria of other policy provisions.

b) The proposed patio door on the front elevation will replace the existing garage door, retaining the existing proportions of the garage door. The resultant visual impact will be no worse than the existing garage doors. The proposed retaining wall, 900mm in height, would ensure that only the upper half of this doorway would remain visible from the street level. The sunken patio would remain entirely out of view from the street given the height of the retaining wall proposed.

The materials proposed for the alterations to the front elevation include timber framed doors and render on the north side of the retaining wall. The existing retaining walls lining the driveway are finished in render. No details have been submitted in respect of the material proposed to be utilised for the driveway or patio hard surface and further details of these finishes are required and are covered by condition.

With regard to the alterations proposed on the gable end, the new side entrance at basement level would replace an existing opening of the same proportion. The proposed slate canopy would appear discreet and is acceptable in terms of the proposed materials and design. The height of the existing boundary wall is such that the proposed side entrance would not be visible from the neighbouring property. The slate canopy would project by 0.5m above the boundary wall. The new door proposed on the upper level will replace an existing window of the same width. The proposed steel stair will be well set back from the front elevation of the property by 8m and only very limited views of the 1m wide stair rail would be visible from the street.

The proposed alteration on the rear elevation to form a timber framed french door into the rear garden is acceptable in scale, design and material.

The proposed alterations are acceptable in design, scale and form and the character and appearance of the conservation area and the villa property would be preserved.

c) The proposed steel stair access presents a landing immediately adjacent to the proposed new door on the gable end. This landing would measure 1m x 1.75m in area. Given the limited size of this landing, it is highly unlikely that this could be utilised as a terrace. It is considered that the level of overlooking and potential loss of privacy would not be any worse than the existing level of overlooking from existing windows incorporated on the side and rear elevations. The proposal does not raise any issues of overshadowing or loss of daylight to neighbouring properties and the level of overlooking would not be intensified by the proposal. There would be no detrimental impact on neighbouring amenity.

In respect of the amenity the proposal offers to future occupiers, the proposed flats would both be dual aspect and accommodate generously proportioned rooms. Each flat would also have access to a large area of amenity ground to the rear. The future occupiers of the proposal would benefit from adequate amenity.

d) The proposal would intensify the use of the property and is likely to introduce an additional one or two cars into the area. The proposal would also remove the existing garage resulting in one remaining off street car parking accommodated on site. Transport Planning have been consulted on the proposal and have not raised any objection to the proposal on the basis of this intensification of the property. The resultant impact of the proposal in an area outwith the controlled car parking zones would not detrimentally impact on car parking, highway safety or traffic in the area.

In conclusion, the proposals comply with the development plan and relevant non-statutory guidelines, preserve the character and appearance of the conservation area and the villa property 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, subject to conditions relating to materials.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Carolyn Lee on 529 4279
<b>Ward affected</b>	A15 - Southside/Newington (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan/Finalised Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	10 April 2007
<b>Drawing numbers/</b>	01,02
<b>Scheme</b>	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](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)

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## Consultations, Representations and Planning Policy

### Consultations

Transport - No Objections

### Representations

The application was advertised on 20.04.2007 and scheme 1 attracted 10 letters of representation, all in objection to the proposal. Five letters were from neighbours, one from a member of the public, one from the Cockburn Association, one from the Craigmillar Park Association and two from an MSP and MP Mr Pringle and Mr Griffiths. Two letters were received in relation to scheme 2, one from a neighbour and one from the Craigmillar Park Association.

The material points of objection/concern are:

a) Conservation and design issues, taken account of in assessment b):

- New patio and doors on the front elevation out of keeping with the character of the conservation area and the villa and would be highly visible from the street
- Proportion and alignment of patio door on front elevation out of keeping with villa properties and should be replaced by traditional a sash and case timber window
- Floating astragals on the patio doors should be removed and replaced with clear glazing in order to reduce visual impact
- No details of the driveway materials or treatment have been submitted
- External stair inappropriate in Villa area and conservation area and would detract from the integrity of the villa and conservation area
- External stair would be visible from the street especially in the winter months and is out of character and scale

- External stair is entirely unnecessary as access to the rear garden can be taken via the side passage at ground level

b) Residential amenity issues, taken account of in assessment c:

- Proposal will increase the density of residents and would cause an increase in noise

- Proposed stair access and 'balcony ' would compromise the privacy of neighbouring property

c) Transport issues, taken account of in assessment d:

- Proposal will create an increase in pressure on on-street parking as a result of the subdivision

***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**

Central Edinburgh Local Plan - Conservation Area, Housing and Compatible Uses  
Finalised City of Edinburgh Local Plan - Conservation Area, Urban Area

### Relevant Policies:

#### **Relevant policies of the Central Edinburgh Local Plan**

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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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 H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

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

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

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

### **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 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.



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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. Prior to the occupation of the development, details of the hard landscaping materials shall be submitted for consideration of the Head of Planning and Strategy.

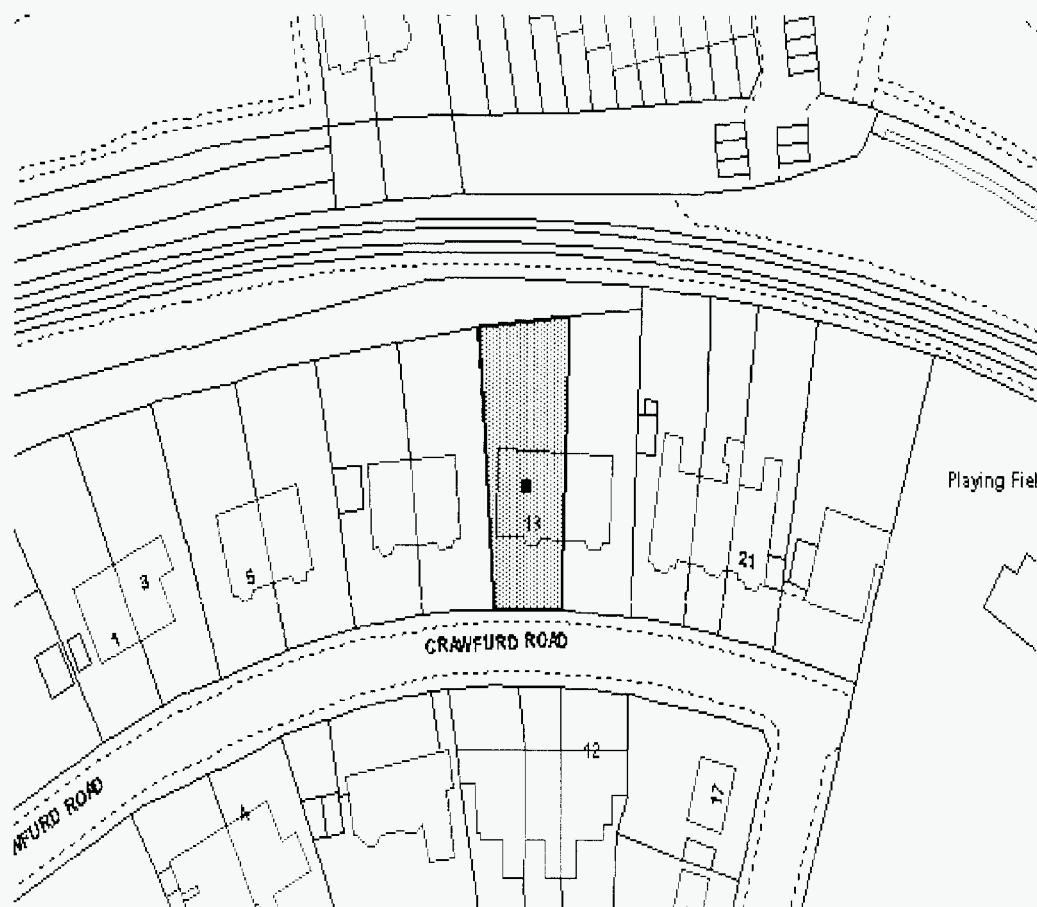
### Reasons

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

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## Location Plan

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