

**Full Planning Application**  
**at**  
**1 Bankhead**  
**Balerno**  
**EH14 7BE**

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

**Proposal:** Alteration and extension to form 3 no. houses  
**Applicant:** Mr Thomson  
**Reference No:** 03/00933/FUL

**1 Purpose of report**

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

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning & Strategy.
3. Details of the paint colour scheme shall be submitted to and approved in writing by the Head of Planning & Strategy within three months of the date of this consent, or prior to work commencing on site, whichever is the sooner.
4. All rainwater goods shall be made of cast iron.
5. Before the development commences, the arrangements for the disposal of foul and surface water shall be agreed with East of Scotland Water and the Scottish Environmental Protection Agency to the satisfaction of the Head of Planning.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
  2. In order to safeguard protected trees.
  3. In order to safeguard visual amenity.
  4. In order to retain and/or protect important elements of the existing character and amenity of the site.
  5. To ensure the best practice for the disposal of waste water.
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## **2 Main report**

### **Site description**

The site is a series of buildings which form part of the complex of buildings at Bankhead Farm. Bankhead House lies to the south east of the site and a development called the Coach House abuts the courtyard of the site to the south. The Coach House development takes an access through the courtyard for a garage. The buildings are arranged around a courtyard, are of traditional stone wall construction which has been painted and have slate roofs. The yard is currently used as a car storage area and there is an occupied house in the north west wing of the buildings. A garage and an outbuilding form the remaining buildings of the application site. An area of overgrown land lies to the east of the site.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposal is to convert the buildings on site into 3 residential units. This would be an increase of 2 residential units as one part of the development is already a house. The physical works would include an increase of the building's footprint of 44 square metres. This would create an 'L' shaped floor plan for the three units.

The elevational changes would include an increase in roof height of 600 millimetres. The wall head would also be increased by 600 millimetres. The same roof pitch would be introduced over the existing out house. The north elevation would be little changed apart from the increase in roof height. The east elevation would have a new gable built on the outhouse rear wall, and southern wall. A small extension would be built on the east elevation. Six windows, one wallhead dormer, one conservation roof light and two sets of patio doors would be created on this elevation.

The southern elevation would have an existing dormer and porch removed. There would be new wall head dormers and small gables above two new entrance doors. The west elevation of the courtyard would replace the hipped roof of the outhouse with a double gable roof. There would be new windows and roof lights built into the new roof.

The proposed materials would be painted stone and wet dash render walls, second hand scots slate roofing, lead flashings, wooden sash and case windows, cast iron rain water goods. The existing skew features on the gables will be retained on the heightened roofs.

A garden area would be created in the land to the east of the site. This would be subdivided into three, one for each house.

The courtyard would be finished in tarmac and the same access would be used. The neighbouring Coach House would be able to access their garage.

The water supply is to be extended from the public main and the foul sewage is to be pumped to the public sewer on Glenbrook Road.

The applicants have provided a supporting statement with their application which is available in the Group Rooms.

## **Consultations**

### **East Lothian Council**

I shall confine my comments to those of a strategic nature. They are contained within the extant structure plan, The Lothians Structure Plan 1994. The site in question is located within the Edinburgh Green Belt and must therefore be determined in accordance with the relevant statutory policies in the development Plan.

Policy ENV12 of the adopted structure plan states:

"There is a presumption against development or changes of use in the Green belt unless necessary for the purposes of agricultural, horticulture, forestry, countryside recreation, or other uses appropriate to the rural character of the area."

It is considered that the proposals present a form of development that is contrary to the terms of policy ENV12 of the extant structure plan.

The proposals represent the conversion of an existing farm steading from a single dwelling to three residential units. Assuming that the steading is occupied it is considered that it is not at risk of falling into disrepair. Accordingly, there is no justification for the intensification of the residential use of the building.

However, should the steading be of any architectural or historic importance, and be at risk, then these proposals would present an opportunity an alternative viable use for the property. In addition, the conversion of the steading may in fact improve the character and appearance of this part of the Green Belt and in this instance such a proposal would be desirable in townscape terms. These may be materials considerations.

Provided that the steading is of architectural or historic importance and it is considered at risk, and issues central to concerning residential amenity and the character of the area are adequately addressed, East Lothian Council raises no objections to these proposals.

## **BAA**

No aerodrome safeguarding objection

## **West Lothian Council**

I write with reference to your letter received 16 May 2003. With regards to this, please be advised that this Council have no comments to make in respect of the above proposal.

## **Midlothian Council**

I consider that the proposal does not raise any strategic matters of concern, or raise a strategic matter of any significance, and as a result I do not wish to make any comments.

## **SEPA**

### Foul Drainage

1. It is anticipated that this site is outwith the public sewer, nevertheless, the first choice option would be to provide a small pumping station and pump sewage to the public foul sewer system. Such an arrangement should meet Scottish Water approval.

2. If pumping to the public sewer is not possible alternative arrangements would need to be agreed with SEPA area staff. The possibility of a septic tank discharge to land via a closed soakaway system would need to be investigated and would depend on soil porosity and risk to groundwater.

### Surface Water

3. SEPA would recommend the use of porous surfacing such as rolled gravel for access and parking areas as this would allow surface water to actively soakaway.

### General

4. The applicants principal SEPA contact for further liaison will be area officer Huw Thomas (telephone 0131 449 7296).

## **Transport**

No objections

## **Environmental and Consumer Services**

No objections

## **Representations**

The proposal was advertised on 12.05.2003 and one letter of objection has been received. The points raised are as follows: -

- loss of rights of access caused by the development
- increase in density of the area
- height, scale and materials are out of character with the area and existing buildings
- loss of amenity due to height of the development and overlooking
- poor access to the site increasing traffic dangers

## **Policy**

### Development Plan:

#### Lothian Structure Plan 1994

Green Belt - ENV12

Countryside- ENV16

#### Adopted Local Plan (Currie Balerno)

Green Belt (added)- paragraphs 2.8, 2.9

Countryside - para 2.2

AGLV- para 2.16

#### Other Policy Material Considerations

#### Finalised Edinburgh and Lothians Structure Plan 2015

Green Belt-ENV2

Area Outstanding Landscape Quality- ENV1D

#### Finalised Rural West Edinburgh Local Plan 2003

Green Belt - E5, E6,

Area Outstanding Landscape Quality - E8

### Relevant Policies:

#### **Lothian Structure Plan**

Policy ENV12 presumes against development in the Green Belt unless necessary for agriculture or other stated rural uses.

Policy ENV16 presumes against isolated development in the countryside except where essential for the operation of a countryside activity, and sets out criteria for exceptions to that approach.

#### **Currie Balerno Local Plan**

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.8 states that the Green Belt is to be maintained within the boundaries shown on the proposals map.

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Policy 2.16 states that within the Area of Great Landscape Value, the retention of landscape quality will be the overriding factor in considering proposals for development which may be acceptable under other policies.

### **Finalised Edinburgh and Lothians Structure Plan**

Policy ENV2 presumes against development in the Green Belt unless for the purposes of agriculture, horticulture, forestry or uses appropriate to the rural character of the area.

Policy ENV1D states that local plans should include policies for protecting and enhancing Regional and Local Natural Built Environment Interests.

### **Finalised Rural West Edinburgh Local Plan 2003**

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E8 states that development will not be permitted where it would adversely affect the special scenic qualities and integrity of the area of Great Landscape Value or Areas of Outstanding Landscape Quality. These landscape features include: the patterns of woodland, fields, hedgerows and trees; the special qualities of rivers and lochs; and skylines and hill features, including prominent views.

### **Non Statutory Guidelines**

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

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

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

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?
- Do the proposal comply with the aims of the Greenbelt and Countryside area? If they do not, there is a strong presumption against the granting of permission.

## ASSESSMENT

To address the determining issues consideration needs to be given to whether;

- a) the proposed use is acceptable in this area
- b) the proposals have an adverse impact on the character of the greenbelt and Area of Great Landscape Value
- c) there are likely to be any adverse effects on the amenity of neighbours or on road safety.

a) This proposal for housing is contrary to the green belt and countryside policies in the development plan (the Lothian Structure Plan 1994 and Currie Balerno Local Plan 1983). The compatibility with the AGLV designation in the Currie Balerno LP also requires to be assessed.

The proposal is in a designated green belt area in the FRWELP 2003. While housing is not one of the acceptable green belt uses listed in Policy E5 (a) of the Plan, part (c) allows some minor development associated with existing uses. Most of this proposal involves extending the existing residential unit by adding a first floor. Where the building extends outwards, this involves incorporating some existing ancillary residential buildings although there would be no significant increase in the building footprint. In terms of meeting the criteria in Policy E5(c), it is not anticipated that there would be any significant impact on the openness of the surrounding area or its landscape quality, unacceptable intensification of an existing non-conforming use.

The policy stance in the FRWELP 2003 is supported by Policy ENV2 of the FELSP 2015 which says that " Local Plans may specify and justify any exceptions to national planning policy".

In conclusion, while the proposal is contrary to the development plan (1994 Lothian Structure Plan and 1983 Currie Balerno Plan), it accords with more recent policy advice given in the FELSP 2015 and the FREWLP 2003 and can be supported.

b) The proposal lies within an area identified as being within an Area of Great Landscape Quality on both the Currie Balerno Local Plan and the Finalised Rural West Edinburgh Local Plan. The policies require the retention and enhancement of landscape quality as being the over riding principle when considering proposals which are acceptable under the terms of other policies. The proposal involves alterations to existing buildings. No changes are being proposed to patterns of woodland, fields, hedgerows or trees. The proposal does not affect any watercourses, skylines, hill features or prominent views.

The new roofs are of a similar pitch to the existing and although there is an increase in height, this is not considered to be excessive on the northern wing of the courtyard and the proposal would change the roof of the southern wing from a hipped roof to a similar roof profile as the rest of the development. This change is considered to be acceptable since the proposal will be more in character with the rest of the development than it is at present. The changes will also more effectively provide a sense of courtyard enclosure. The dormers are not set up 500 millimetres from the eaves but their design is as a traditional wall head type. This feature is in character with the style of the building and complies with the Council's Non Statutory Guidelines on House Extensions in all other respects. The changes to the buildings are in the style of the original buildings and will remove some past alterations which are not in keeping with the original buildings. The buildings are not in good condition at present and their conversion will enhance the area. The materials and the design are acceptable and the quality of the Area of Great Landscape Value is protected. The aims and objectives of the Greenbelt will also not be adversely affected.

c) With regard to privacy, the proposed windows either face down the new rear garden area, into the courtyard or out onto the road. On the east elevation, there is a section of the building which overlaps the boundary of the neighbouring garden of the Coach House. Whilst no windows directly overlook the neighbouring property there is velux window adjacent to the boundary. The window is small and serves a bedroom. It is also on the application side of the boundary such that views perpendicular to the window will overlook the applicant's own garden area. The windows which face onto the courtyard and the road are looking onto shared or public areas such that no privacy issues are raised. Privacy is therefore protected.

The proposal does not raise any issues of overshadowing beyond the applicants own land.

The proposals will not prejudice residential amenity and Transport have no road safety objections.

It is recommended the Committee approves this application, subject to the conditions stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** David McFarlane on 0131 529 3512 (FAX 529 3716)

**Ward affected** 01 -Balerno

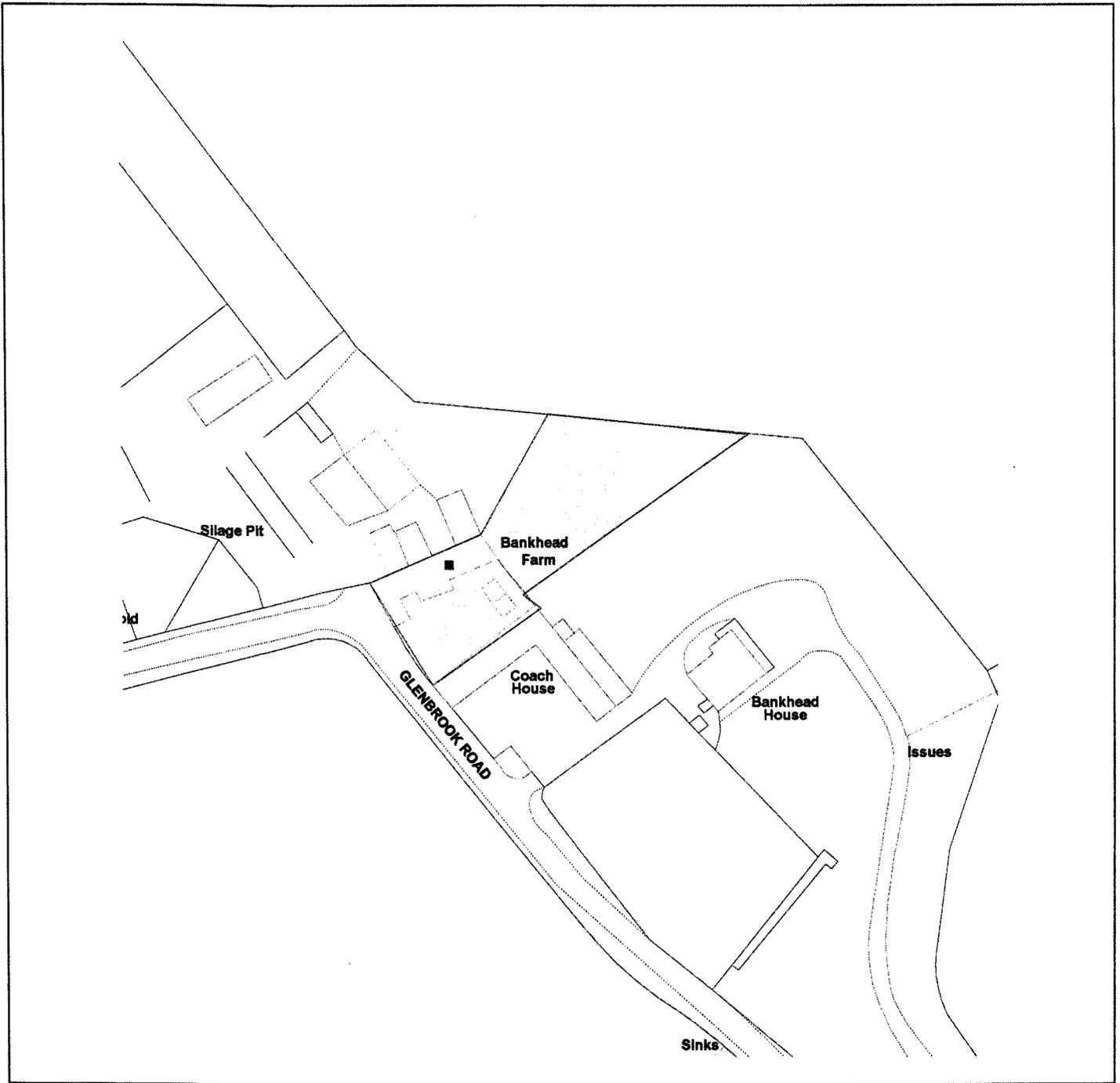
**Local Plan** Currie Balerno Local Plan

**Statutory Development  
Plan Provision** Green Belt

**File**

**Date registered** 23 April 2003

**Drawing numbers/  
Scheme** 1,2,5,7,8



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# **PLANNING APPLICATION**

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|---|--|-------------|--------------------|
| <b>Address</b>  | <b>1 Bankhead</b>                                    |             |                    |
| <b>Proposal</b>   | <b>Alteration and extension to form 3 no. houses</b> |             |                    |
| <b>Application number:</b>                                      | <b>03/00933/FUL</b>                                  | <b>WARD</b> | <b>01- Balerno</b> |
| <b>THE CITY OF EDINBURGH COUNCIL</b>                            |  |             |                    |
| <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b> |  |             |                    |