

Full Planning Application

at

32 Cairnmuir Road

Edinburgh

EH12 6LR

Development Quality Sub-Committee of the Planning Committee

Proposal: Erect 3no dwelling houses

Applicant: Dunallan Homes Ltd.

Reference No: 03/00764/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. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;
Note: samples of the materials may be required.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
5. Only those trees physically in the way of the development, as agreed in writing by the Head of Planning, shall be removed, and no work shall be carried out on the remaining trees at any time without the prior written approval of the Head of Planning & Strategy.
6. Notwithstanding the requirements to submit a detailed landscaping scheme under the terms of condition 3 above, the existing beech hedge or an equivalent replacement screen, shall be maintained at a height of at least 2 metres along the western boundary of plot 1 from a point level with the northern frontage of the house on plot 1, to the southern boundary with plot 3, to the satisfaction of the Head of Planning and Strategy.
7. That prior to work starting on site a detailed survey plan showing the type, condition, location and accurate canopy spread of trees on the site shall be submitted to the satisfaction of the Head of Planning.
8. That prior to the occupation of the development hereby permitted a scheme of screening shall be implemented on the boundaries of the plots with side facing windows to the satisfaction of the Head of Planning.
9. Prior to the issuing of consent, the applicant will enter into an agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to the effect of:
 - a) Contribute the sum of £5,000 towards the cost of providing replacement parking on the north side of Cairnmuir Road.
10. Notwithstanding the provisions of the General Permitted Development Order, the dwellinghouses shall not be altered externally or extended without the prior written approval of the planning authority.

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 ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to ensure that the approved landscaping works are properly established on site.

5. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
 6. In order to protect the amenity of the occupiers of the development.
 7. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
 8. In order to protect the amenity of the occupiers of the development.
 9. In order to ensure that the level of off-street parking is adequate.
 10. In order to enable the planning authority to consider this/these matter/s in detail.
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2 Main report

Site description

The site is located on the north east edge of a residential area. To the north and east lies Corstorphine Hill which is zoned as Greenbelt, Area of Great Landscape Value and Area of Nature Conservation Interest. To the west and south lie bungalows, whilst on Cairnmuir Road, larger two storey detached and semi detached houses exist. Immediately to the north of the site a small car park serves one of the main access points onto Corstorphine Hill. The present house is accessed from the western end of this carpark.

The site's boundaries consist of a large beech hedge on the western edge which is approximately 4 metres in height. The northern boundary is a mixed hedge which is approximately 3-5 metres in height and access to the site is take through this boundary. To the east a wire fence has a mixture of shrubs, scrub and trees separating the site from a public path. To the south there is a 2-3 metre high beech hedge. The site is on a slope, with the high ground rising up to Corstorphine Hill to the north and east.

Mature trees exist within the garden area. The trees are not protected by a Tree Preservation Order.

Site history

2 May 2001 - Planning permission was granted in outline for a detached house ref.(01/01167/OUT).

April 2002 - an application was submitted for 14 flats (02/01347/FUL). An appeal against non-determination was submitted and on 31st July 2002 the Development Quality Sub Committee indicated that it was minded to refuse consent. The appeal was subsequently dismissed.

8 January 03 - Planning permission in outline was granted for 3 residential units on the site 02/02555/OUT

Development

The proposal is to construct 3 houses on the site. There would be 2 houses facing onto Cairnmuir Road at the north of the site. These would be two storeys in height and would take access off 2 separate driveways onto Cairnmuir Road. The main windows on the two storey houses would face to the front and rear. The east elevations would have windows serving the stair and an en suite on the first floor level and a family room, a w.c, a cloakroom and 2 small round feature windows to the living room on the ground floor. The west elevations would have two small round feature windows serving a kitchen on the ground floor.

The vehicular accesses would mean the loss of existing parking provision at the top of Cairnmuir Road and as such the applicant has agreed to enter into a Legal Agreement to contribute £5000 to enable an upgrade and extension of the car park. The Council would tidy up the verge on the north side of Cairnmuir Road and create new parking spaces.

The third plot faces onto Kaimes Road and this house would be a one and one half storey house with 3 dormer windows on the front and back roof planes. This house would also have an integral garage. The windows would face to the front and rear of the house apart from two small round feature windows on the north elevation. The designs of the three houses are similar.

The existing beech hedge on the western and northern boundaries would be retained.

The proposed materials are a grey concrete tiled roof and walls of a dry dash render.

Scheme 1

The initial scheme was for 3 houses, all of 2 storeys in height.

Scheme 2

The access for the two houses facing onto Cairnmuir Road would have shared a double driveway. The houses were to be finished in smooth white render. Proposals for raised wooden terraces on the rear elevations of the 2 storey houses have been removed.

Consultations

Environmental and Consumer Services

No objection.

Transport

Scheme 1

The proposal should be continued.

Scheme 2

Is considered to be acceptable.

Scheme 3

Is considered to be acceptable.

BAA

No objections subject to the advice contained within the Advice Note 4 (Cranes and Other Construction Issues) being complied with.

Representations

5 letters of objection were received to the development, one being from Councillor Edie. Their comments can be summarised as follows: -

- the proposal does not accord with the terms of the outline consent in terms of the proposed plot adjacent to 72 Kaimes Road is 2 storeys
- loss of privacy and sunlight
- the materials do not match adjacent houses
- the existing beech hedge should be trimmed to clear the footway
- traffic generated by the development adding to existing congestion and parking problems

1 letter of support was received, the comments are as follows: -

- the houses will enhance the area
- the scale is not considered to be excessive

Policy

The proposal lies within an area mainly allocated for residential uses on the North West Edinburgh local plan area where the existing character and amenities area to be protected.

Similar policies exist in the Draft West Edinburgh Local Plan area.

Relevant Policies:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy GE6 seeks to ensure new development adjoining the Green Belt or clearly visible front the Green Belt pays regard to setting, form, scale and design. Also to provide a high standard of landscaping and reinforce Green Belt boundaries

Policy GE7 states that development will not be permitted in Areas of Great Landscape value where it will detrimentally affect the landscape quality.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighboring properties and to take account of community safety.

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

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?

ASSESSMENT

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

- a) The principle of the development is acceptable in this location;
- b) The layout of the proposed houses is acceptable given the setting of the site;
- c) The proposed development would be detrimental to the residential amenity of the surrounding neighbour;
- d) The access arrangements are acceptable;
- e) The proposed development would be detrimental to adjacent greenbelt and area of Great Landscape Value.

a) The site is located within a mainly residential area and has outline consent for 3 dwellings. The principle accords with policy for the area. However such development would require to comply with other Council policies for this area.

b) The surrounding area is characterised by bungalows on Kaimes Road, some two-storey houses and more mixed designs fronting onto Cairnmuir Road. The site lies immediately adjacent to an area of Greenbelt and Great Landscape Value. The suburban development is low density with medium to large mature gardens which present a green and well tended appearance. The submitted layout shows a house to garden ratio which is in keeping with the area.

The proposal accords with the outline consent in terms of 2 storey houses facing onto Cairnmuir Road and a 1 1/2 storey bungalow style house facing onto Kaimes Road. The house to garden ratio is in keeping with the character of the area and the houses have been designed to reflect the suburban nature of the area. The materials and detailed design are acceptable subject to samples being submitted.

The site is well screened from the public roads by existing hedging and the western edge of the hedge will be retained. The proposed garden areas associated with the plots will continue the grain of those in the area. Some trees are indicated as being lost as part of the outline proposals. A condition requiring the retention of the hedge is recommended. It should be noted the trees are not protected by any TPO's.

c) The house facing onto Kaimes Road is gable to gable in relation to the adjacent bungalow. It is longer in relation to the existing house by approximately 4 metres. However the new house is single storey and to the north of the affected neighbour, and a rear projection of 4 metres is considered acceptable as an extension to a house in terms of overshadowing. It will therefore comply with the Council's Non Statutory Guidelines. The two houses to the north of the site will not overshadow any neighbouring property.

The rear windows of all three houses have at least 9 metre privacy distances. The front windows face a public road and reduced privacy is acceptable in these locations. The side facing windows on the two storey houses on the first floor level serve non-habitable rooms and are acceptable. The ground floor windows on the side elevations on all three houses will be screened by fencing to protect privacy. A condition is imposed to ensure that the screening is in place prior to the occupation of the premises. A further condition removes permitted development rights so that extensions will be under planning control.

d) The proposed access arrangements and parking arrangements have been assessed. The individual access points for the two houses on the Cairnmuir Road frontage is considered acceptable providing replacement-parking spaces can be provided. The applicant has agreed to enter into a Legal Agreement which would provide funding for replacement parking. There is space on the north side of Cairnmuir Road to provide that parking. The access and parking arrangements for the site are considered to be acceptable.

e) The development is bordered on two sides by Corstorphine Hill which is zoned Greenbelt and as an Area of Great Landscape Value. The development is opposite on the developed side of the street and reflects the character of the surrounding residential area. The proposals will not have a material effect on the Greenbelt or the Area of Great Landscape Value.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 14 -North East Corstorphine

Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Residential

File

Date registered 6 March 2003

**Drawing numbers/
Scheme** 5+7



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PLANNING APPLICATION

Address	32 Cairnmuir Road		
Proposal	Erect 3no dwelling houses		
Application number:	03/00764/FUL	WARD	14- North East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			