

**Full Planning Application 04/00993/FUL
at
5A Jordan Lane
Edinburgh
EH10 4RB**

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

1 Purpose of report

To consider application 04/00993/FUL, submitted by Mr Harkes. The application is for: **Demolition of existing garage premises and erection of new dwelling house**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site comprises a garage, which is currently used by the applicant for the repair of motor vehicles. To the north there are two storage sheds. The area surrounding the site is predominantly residential in character with a mixture of traditional stone tenements and traditional single storey dwellings. Immediately adjacent to the site there is a single storey 3-bay cottage, which is listed, grade C(s). To the south directly abutting the site, there is a snooker club. The site is adjacent to the Morningside Conservation Area.

Site history

7 December 2003- Planning permission refused for the demolition of existing garage premises and erection of new dwelling house reference number 03/04164/FUL. The reasons for refusal were as follows:

1. The proposal is contrary to policies CD10 (New Development), CD11 (New Development - General), CD15 (Infill Developments), CD17 (Materials) of the Central Edinburgh Local Plan and the Council's 'The Edinburgh Standards for Urban Design' insofar as the design of the house with elements of contemporary and suburban design, is not appropriate to this sensitive location and would not complement the distinct character of the local urban environment. If approved, it would set an unacceptable precedent that the Council may find difficult to defend in respect of future applications of a similar nature.
2. The proposal is contrary to the Council's non-statutory guideline regarding 'Development affecting the setting of a Listed Building' in that the design of the house is such that it would adversely effect the character and setting of the adjacent grade C (s) listed building.
3. The proposal is contrary to Policy H11 (Housing Amenity) of the Central Edinburgh Local Plan and the Council's non-statutory guideline on 'Daylight, Privacy and Sunlight', in that the incorporation of a balcony to the rear elevation would mean that future occupants would be able to directly overlook the garden of 6 Jordan Lane, which would result in a significant loss of privacy and amenity for these residents.

Description of the Proposal

The applicant is seeking planning permission for the demolition of the existing garage and the erection of a two-storey dwelling house, which would comprise of three bedrooms, living room and kitchen. All external walls would be finished in smooth white render with timber windows and doors and part zinc cladding to the roof. The design of the house has been amended (23 March 2005) to remove the balcony to the south elevation and to reduce the level of the roof with a redesign of the elevation with the introduction of zinc cladding.

3 Officer's Assessment and Recommendations

Determining Issues:

- Do the proposals preserve the listed building or its setting or any features of special or historic interest? There being a strong presumption against granting permission if they do not;
- 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 design of the proposed house is acceptable given the character and setting of the site;
- b) The proposed development would be detrimental to the residential amenity of the surrounding area.

a) New development of an in-fill nature should seek to relate well to the established character of the surrounding area; respect established building forms, spacing, orientation and rooflines. The previous application sought to blend elements of contemporary and suburban architectural styles, which was found to be unacceptable. The applicant is still proposing a two-storey house although the design is more contemporary than the previous proposal and the height of the roof has been reduced to reflect the traditional cottage to the west.

It is considered that the scale and mass of the proposed house is now acceptable and respects the constraints of the site and the surrounding area. The reduction of the roof massing reduces its dominance in relation to the streetscene and neighbouring properties. This is acceptable in that it relates well to the surrounding built environment and the adjacent conservation area.

Immediately adjacent to the site is a single storey 3-bay cottage, which is grade C(s) listed. The cottage is simple in its architectural style. Whilst the house would be contemporary in nature it is nonetheless considered that the setting of this listed building would not be adversely affected in this instance given the amendments made to the scheme.

b) Consideration must also be given to the effect of the proposal on the amenity of adjoining residents. No windows on either side elevation are proposed. Additionally the balcony to the south elevation as originally proposed has now, been removed. The reduction in the roof height of the house would now on balance, not compromise residential amenity.

In conclusion, the proposals preserve the character of the adjacent conservation area and the setting of the listed building and would not prejudice residential amenity.

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	Mark Russell on 529 3665
Ward affected	46 - North Morningside/Grange
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	19 March 2004
Drawing numbers/ Scheme	1 to 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, Ian Dryden on 0131 529 3464. Email: 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 5A Jordan Lane
Edinburgh
EH10 4RB
Proposal: Demolition of existing garage premises and erection of new dwelling house
Reference No: 04/00993/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on the 2 April 2004. Twelve letters of objection have been received. A summary of these is as follows:

The proposal would adversely effect residential amenity with regard to overlooking, loss of privacy and over shadowing.

The proposed house is not in-keeping with the surrounding area.

The design is not appropriate to the area or adjacent to the listed buildings.

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:

The sites in an area allocated for Housing and Compatible Uses.

Relevant Policies:

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD15 (INFILL DEVELOPMENT) sets out design requirements for new infill development.

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 H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H11 (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 to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

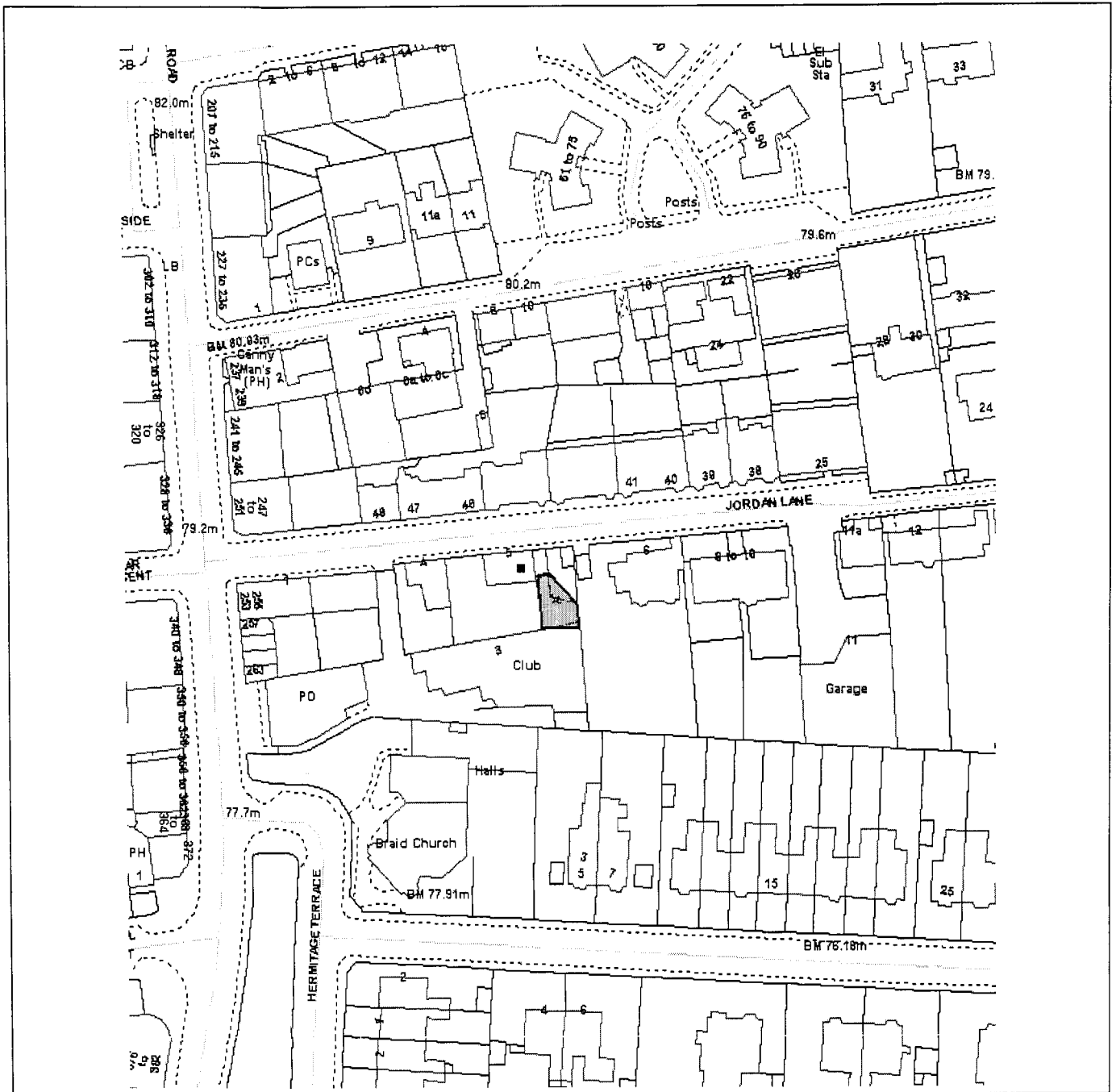
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Samples of all materials to be used shall be submitted to and approved in writing by the Head of Planning and Strategy prior to any commencement of work on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the adjacent conservation area and the listed building.

End



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PLANNING APPLICATION

Address	5A Jordan Lane, Edinburgh, EH10 4RB		
Proposal	Demolition of existing garage premises and erection of new dwelling house		
Application number:	04/00993/FUL	WARD	46- North
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			