

**Full Planning Application  
at  
447 Lanark Road  
Edinburgh  
EH14 5BA**

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

**Proposal:** Change of use from dwelling house to guest house with car parking to front and replacement extension to rear (larger than existing)  
**Applicant:** Mr Denis C/O T Skelly.  
**Reference No:** 04/01503/FUL

**1 Purpose of report**

To recommend that the application be **REFUSED** for the following reasons;

**Reasons**

1. The loss of the front garden to on site car parking needed for the proposed development and the external wall finish on the extension would have a detrimental impact upon the character and appearance of the Conservation Area contrary to policies H4 and E3 of the South West Edinburgh Local Plan and policies H11, H12 of the Draft West Edinburgh Local Plan.
2. The front garden parking is substandard, would adversely affect road safety and is contrary to the Council's non-statutory guidelines in respect of Car Parking in Front Gardens.

## **2 Main report**

### **Site description**

The property is a traditional stone villa situated on the southern side of Lanark Road. It is bound by a low level wall and one metre hedge at the front and has a garage on the north eastern side accessed from Lanark Road. The front garden measures 7.5 metres in depth and 15.5 metres in width. To the rear there is an existing flat roofed outbuilding which forms a courtyard. Around the rear garden the eastern boundary is bound by a flat roofed garage approx 3 metres in height and thick vegetation in excess of 2 metres in height surrounds the site on all sides. The rear garden extends to almost 50 metres in depth backing on to the Water of Leith.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The proposal is for a replacement extension to the rear of the property and the change of use to guest house.

The rear extension would project 6.4 metres from the rear of the property by 6.2 metres in width. The ridge height would be 5.2 metres. It would be finished in render and slate.

The proposal involves internal alterations to form the bed and breakfast accommodation (4 letting bedrooms) and includes the removal of the front garage and the creation of five car parking spaces in the front garden. This would involve the removal of the boundary wall and hedge, the erection of a 1 metre high wrought iron fence, and the hard surfacing of the ground.

The applicants have submitted a supporting statement which is available in the Group Room.

### **Consultations**

#### **Transport**

I would be pleased if the application could be continued for further discussion with the applicant in respect to parking arrangements (minimum parking bay dimensions 2.4 x 4.8 metres).

#### **Environmental and Consumer Services**

No objection.

## **Representations**

The application was advertised on 14 May 2004. Four letters of objection have been received including one from Councillor Paisley. The reasons for objection may be summarised as follows;

- impact on highway safety
- inadequate parking arrangement
- impact on neighbouring residential amenity
- loss of front garden to parking would impact on the character of the area
- proposals will destroy the character of the main house thought to date from around 1830s
- loss of wall on mutual boundary

## **Policy**

The proposal is subject to the Housing and Compatible Use policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan. The property is within the Colinton Conservation Area and lies adjacent to the Water of Leith which is an Urban Wildlife Site and designated Green Belt. Lanark Road is identified as a Principle Tourist Route in the Draft West Edinburgh Local Plan

Relevant Policies:

### **South West Edinburgh Local Plan**

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

### **Draft West Edinburgh Local Plan**

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy DQ12 seeks to safeguard environmental quality on the main approaches to the city, and other sensitive locations, by resisting a proliferation of signage.

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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

Non-statutory guidelines on 'GUEST HOUSES' provides guidance which supplements local plan policies on the location of guest houses.

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

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

### **3 Conclusions and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 the determining issues, the Committee needs to consider:

- a) whether the proposed use is acceptable in this location;

The property is located on Lanark Road which is identified in the Guest Houses Non Statutory Guidelines as a Principal Tourist Route. The Non Statutory Guidelines advise that no more than 40% of the units within the street block should be given to commercial uses. There is a Public House two properties to the west of the application site but, the change of use of this property to commercial would not exceed the 40% quota on this frontage. In this regard the principle of a Bed and Breakfast facility is acceptable, subject to providing adequate parking provision.

- b) whether the proposals have an adverse impact on the character or appearance of the conservation area;

*The Colinton Conservation Area was designated on 13 October 1977 and amended in November 1993. Due to the diverse nature of Colinton the area has been divided into 5 zones - Rural, Village, Villa, Suburban and Parkland. Lanark Road falls within the Villa Zone. This area is characterised by substantial houses on generous feus, Dell woodland, mature garden trees and stone walls give this area a feeling of tranquillity and privacy. Views of the Pentland Hills, and Corstophine Hill, the First of Forth and the Fife Hills, provide a feeling of spaciousness. Historic pathways and hedgerows reinforce the countryside character which exists throughout most of the zone.*

The proposed replacement extension would be to the rear of the property and would not impact upon the character of the Conservation Area. The applicant has agreed to the use of timber for the fenestration and this is in accordance with the Conservation Area policies. The extension would be finished in wet render and slate and would align with the rear footprint of the existing extension. The design is acceptable but white render is not appropriate in this case. However, an amendment was not pursued due to other aspects being unacceptable.

The proposal includes internal alterations which will result in the loss of a traditional staircase and stained glass window. The building is not listed and such works do not require planning permission. These alterations will not impact upon the character of the Conservation Area.

The proposed change of use to Bed and Breakfast would generate the need for 4 guest car parking spaces and one space for the owners car. To achieve this it is proposed to remove the existing front garage and boundary wall and convert the front garden to five parking spaces and one manoeuvring space. The proposed layout is tight and the car spaces are undersized. These proposals do not meet Transport's requirements. Additionally the proposal would result in the loss of the front garden to car parking spaces and loss of the low level stone wall and hedging which would be unacceptable in visual terms and out of character with the Conservation Area. The cars would be parked in front of the lounge and bedroom of the original house. The proposal is contrary to the Council's non-statutory guidelines in respect of Car Parking in Front Gardens.

c) whether the design is satisfactory given the setting of the site;

The proposed extension to the rear would cover a similar footprint to the existing and would respect the scale of the existing dwelling. The design approach is modern but the proposed materials would sit comfortably with the original house. The extension would be built over the stained glass window, however the building is not listed and this elevation is only seen from the private rear garden.

The layout and design of the front garden is unacceptable as proposed and would adversely affect the character and appearance of the area.

d) whether the proposals are detrimental to residential amenity or road safety.

The rear extension would not give rise to overshadowing or overlooking and complies with the Council's non-statutory guidelines in respect of Daylighting Privacy and Sunlight and House Extensions. The extension is considered acceptable.

The on site parking required for the proposed use is unacceptable in amenity terms and would have a detrimental impact upon the character and appearance of the Conservation Area contrary to policies H4 and E3 of the South West Edinburgh Local Plan and policies H11, H12 of the Draft West Edinburgh Local Plan. The loss of the Front Garden to car parking is contrary to the Council's non-statutory guidelines Car Parking in Front Gardens. The parking arrangements are also substandard and would prejudice road safety. The wall finish on the extension is inappropriate.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reason stated.



**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Jennifer Paton on 0131 529 3903 (FAX 529 3716)

**Ward affected** 02 -Baberton

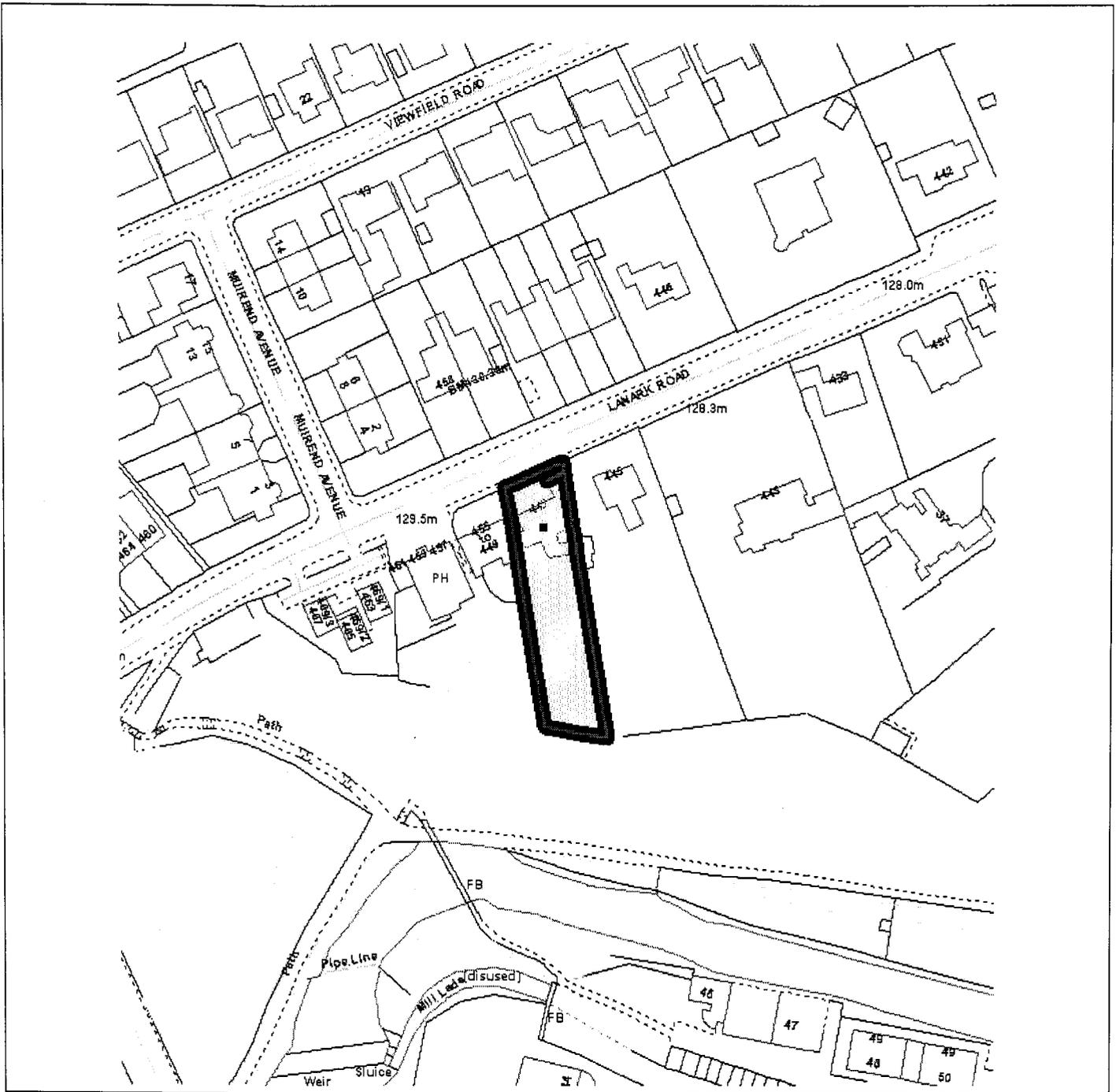
**Local Plan** South West Edinburgh Local Plan  
Draft West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Housing

**File**

**Date registered** 26 April 2004

**Drawing numbers/  
Scheme** 1-5



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# **PLANNING APPLICATION**

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<b>Proposal</b>	<b>Change of use from dwelling house to guest house with car parking to front and replacement extension to rear (larger</b>		
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**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**