

Full Planning Application
at
39 Barnton Avenue West
Edinburgh
EH4 6DF

Development Quality Sub-Committee
of the Planning Committee

Proposal: Deletion of 2 car garage from previous approved application,
addition of garage extension
Applicant: Mr Demarco
Reference No: 03/00497/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. 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.
3. The trees on the site shall be protected during the construction period by the erection of chespale fencing, or similar fencing as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.

4. 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.
5. Before any part of the development is brought into use, secure, covered cycle parking shall be provided within the site to meet the standard required by City of Edinburgh Council policy, to the satisfaction of the Head of Planning & Strategy.
6. Adequate screening, providing an effective visual barrier from the site, shall be maintained at all times on the western boundary to 41 Barnton Avenue West, to the satisfaction 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 retain and/or protect important elements of the existing character and amenity of the site.
 3. In order to ensure that the approved landscaping works are properly established on site.
 4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 5. In order to ensure that the level of off-street parking is adequate.
 6. In order to safeguard the amenity of neighbouring residents and other occupiers.
 7. Note: This consent relates only to the repositioned garage block, and to no other part of the development.
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2 Main report

Site description

The application site comprises a large modern detached dwellinghouse set within an approximately 0.2 hectare garden at the corner of Barnton Avenue West and an access road from Cargilfield School (exit only). The existing house has buff bricks and brown roof tiles. The local area is characterised by similar large detached houses in a variety of architectural styles on large plots. To the north of the site is the Cargilfield School Complex.

The site lies within an Area of Interest as defined in the North West Edinburgh Local Plan.

Site history

26 January 2000 - Planning permission refused for the demolition of the existing house and the erection of five flats.

15 August 2001 - Planning permission granted for demolition of the existing house and erection of three-storey development of five flats and separate garage. (Reference: 01/00091/FUL).

Development

The application is for a single storey garage block comprising six car spaces attached to the eastern elevation of the proposed block of flats, which will replace the separate garage block, which was to be situated to the front of the building.

The replacement garage wing measures 84.6 square metres compared with 36.0 square metres for the original separate block, representing a net increase of 48.6 square metres in built area footprint.

Materials are renders to match the proposed building with a reconstituted stone cope.

The proposal is a material variation to the original consent for a flatted development on the site (Reference: 01/00091/FUL)

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified of the application.

Two letters have been received. One objects to the general principle of the redevelopment of the site on grounds of traffic and access. One neighbour does not object outright, subject to the retention of boundary trees, and an adequate screening wall.

Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ6 - seeks to promote high standards of design

DQ11 - seeks to ensure that alterations and extensions relate to the existing building

GE6 - seeks to control development abutting the Green Belt

GE7 - seeks to control development-affecting Areas of Great Landscape Value.

H7 - seeks to promote high quality residential development

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected. The site is also within an Area of Interest, where local amenity or character in any development is to be safeguarded.

Relevant Policies:

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

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

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 E3 states that within the defined "Areas of Interest" developers must have special regard to their individual qualities and characteristics when proposing new building.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

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

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

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

(a) the proposed garage block will respect the character of the remainder of the proposed building and its setting, and the visual amenity and character of the surrounding area;

(b) there will be any adverse impact on neighbouring residential amenity.

(a) The proposed garage block is set back from the road and is less visually intrusive than the original proposal, although it covers 48.6 square metres more, bringing the total ground coverage to 488 square metres. The effect on visual amenity and character is not significant.

(b) The block is set back from and below the boundary with 41 Barnton Avenue West, and will not result in overlooking or overshadowing to this property. There is a 3 metre high brick wall on the boundary, overtopped by a further 2 metres (approximately) of cypress hedge.

There is no additional effect on neighbouring amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 05 -Cramond

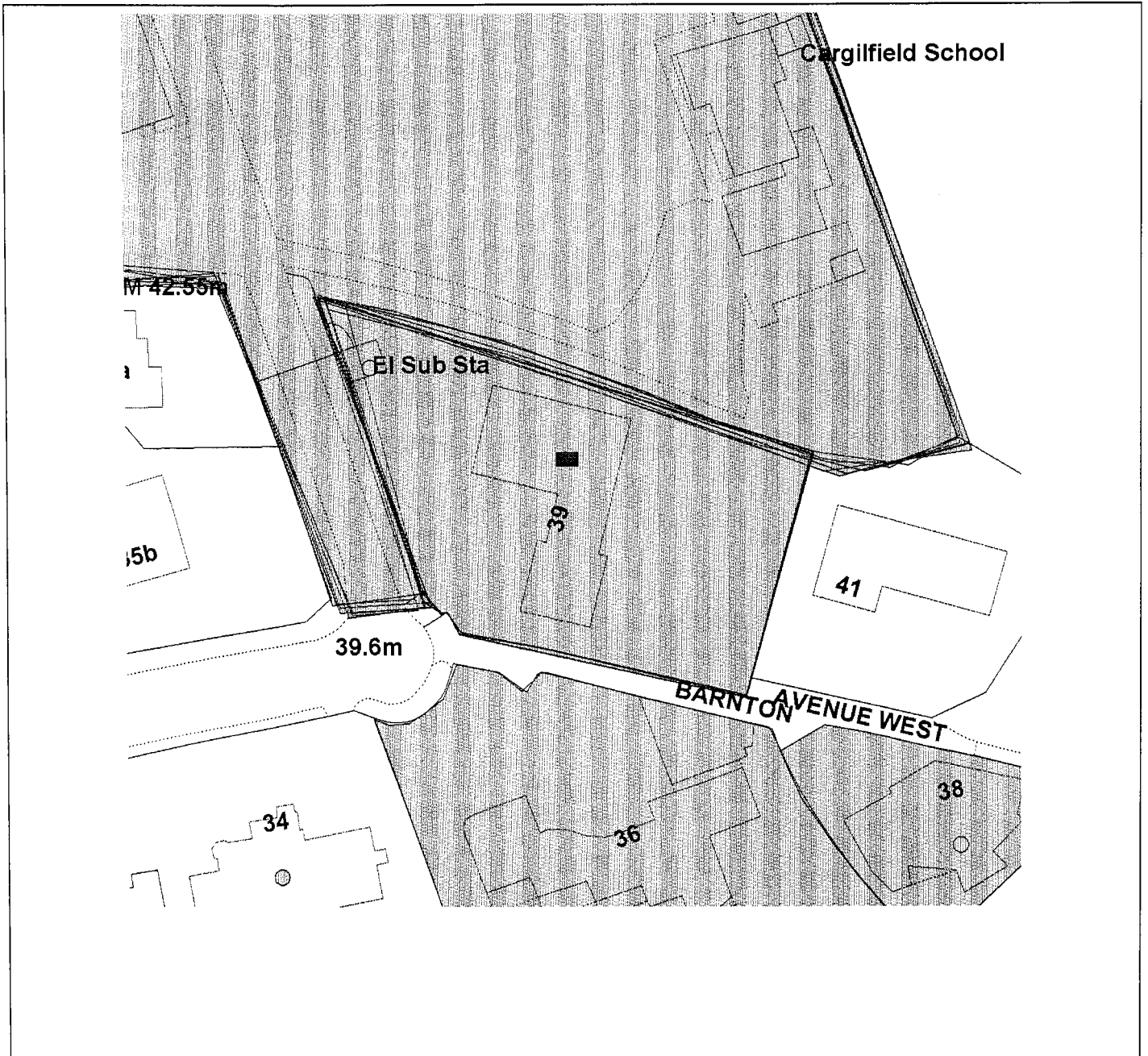
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 14 February 2003

**Drawing numbers/
Scheme** 01-05



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			