

Full Planning Application

at

Land Adjacent To:
56 Findlay Gardens
Edinburgh
EH7 6HQ

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

Proposal: Dwelling - next to 56 Findlay Gardens, Edinburgh.
Applicant: Dunedin Housing Association.
Reference No: 03/00105/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. Notwithstanding the provisions of the General Permitted Development Order, the house 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 safeguard the amenity of neighbouring residents and other occupiers.

2 Main report

Site description

The application site is on the east side of Findlay Gardens, on an area of open ground between an existing semi-detached house and a line of terraced houses, which are at right angles to the application site. To the east of the site are council owned allotments.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

The application is for the development of a single dwelling house in a modern idiom. The proposed dwelling will reflect the depth of the neighbouring property, with a 4-metre deep single storey offshoot to the rear elevation. The roofs will be mono-pitched and finished in zinc cladding. External walls will be detailed in brick, timber cladding and smooth cement render.

Scheme 2

Scheme 2 has undergone some minor alterations. The brick details have been removed in order to make the finish of the proposed dwelling less fussy in appearance. A car parking space is now shown to the front elevation of the property.

Consultations

Scottish Water

No objections raised: Sewerage to be connected to the combined foul sewer in the road. All hard standing area should be of pervious surfaces or be free draining to soakaways and not connected to the public system.

Water supply to be taken from the main road.

SEPA

No objections raised.

It is anticipated that sewage and surface water associated with the proposed development will be connected to public sewers vested in the control of Scottish Water. Scottish Water will therefore be able to offer detailed comment on spare capacity and the required specifications.

Transportation

No objections raised

This proposal does not meet with parking standards, as we would normally ask for a minimum of 1 space to be provided. However, in this particular case an off-street parking space for such a small site and for one dwelling would be difficult to achieve and one additional on-street space would not be detrimental to any other house owners at this location.

Representations

Three letters of objection have been received from local residents on the grounds of: impact on the character and appearance of the area, proposed property not in keeping, parking problems on-street, overshadowing and privacy.

Policy

North East Edinburgh Local Plan

The site is within an area allocated as housing and compatible uses, where the existing residential character and amenities will be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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 local plan?
- If the proposals do comply with the local plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues, it must be considered whether:

- a) the principle of the proposed development is acceptable
- b) the design is of an appropriate standard and is acceptable in this location
- c) the proposed use will have a detrimental impact on residential amenity and road safety

a) The residential use accords with the local plan allocation and the site is of sufficient size to accommodate a house.

b) Findlay Gardens is an area characterised by a mixture of residential forms including four-in-a-block flatted properties, terraced houses, semi-detached houses and bungalows. The proposed dwelling is in a modern form but the finishes and detailing pick up on clues from neighbouring properties. Additionally, the massing and general layout of the dwelling is in keeping with that of the neighbouring properties.

The proposed dwelling makes a strong design statement in the street scene. However the proposal respects the pattern of development in the area and the general form of the site.

The garden ground to the rear of the development is less than 9 metres in depth in breach of the Council's guidelines. However, an application for planning permission was approved for an extension to the neighbouring property, which left only 8 metres of garden ground to the rear. This property is in a similar position and both properties look out onto the allotments to the rear. The proposal is acceptable in spatial terms.

The proposed dwelling will have no detrimental impact on the character or appearance of the area.

c) There is a small but measurable impact, in terms of overshadowing to the garden ground of the properties to the north of the application site. This represents an area of approximately 5sq. metres to 62 Findlay Gardens and approximately 15sq. metres to 60 Findlay Gardens. The overshadowing is confined to a strip at the bottom of the garden and is minimised by the form of the roof to the proposed development. The overshadowing will have no detrimental impact on the amenity of the properties.

One neighbour objection mentioned light to the side windows of their new extension. This property is in a gable relationship to the neighbouring property and light to these windows is not protected.

There are windows proposed to the side (west) elevation of the dwelling. These windows will be within 9 metres of the gardens of the neighbouring properties. These are small windows, formed in obscure glass and provide light to a spiral staircase. As such the windows will have no detrimental impact on the privacy of the neighbouring property.

The proposal will have no detrimental impact on the residential amenity of the occupiers of any neighbouring property.

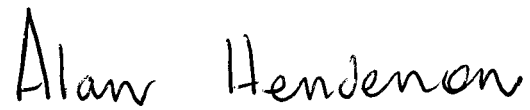
The single dwelling house proposed will not generate any significant additional traffic. The proposal provides a single parking space in compliance with the Council's parking standards. There are no on-street parking restrictions in the area. Parking in the area is not problematic although the street is on the bus route and unsympathetic parking can sometimes lead to problems for access by bus. The proposed development is on a straight section of road and will not cause any access difficulties along the road.

The Transport team has raised no objection to the proposed development stating that a development of this scale would have no detrimental impact on other house owners in the area.

The proposed new dwelling will have no detrimental impact in terms of road safety.

In conclusion, the proposed dwelling will have no detrimental impact on the character or appearance of the area or the residential amenity of the occupiers of any neighbouring properties or on road safety.

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



Alan Henderson
Head of Planning and Strategy

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Ward affected 37 -Leith Links

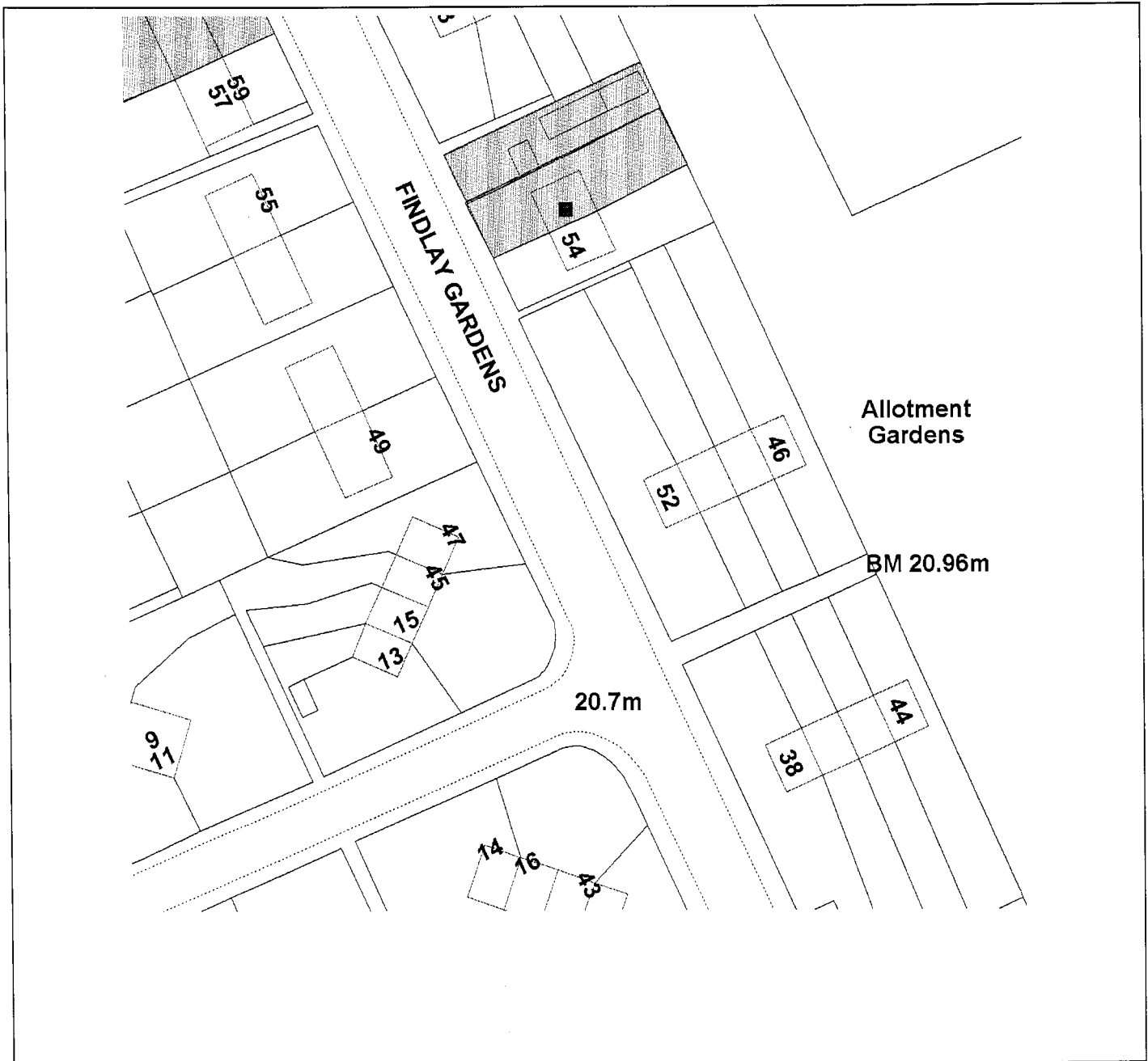
Local Plan North east Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File af

Date registered 4 February 2003

**Drawing numbers/
Scheme** 1 + 8-10



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PLANNING APPLICATION

Address	Land Adjacent To:		
Proposal	Dwelling - next to 56 Findlay Gardens, Edinburgh.		
Application number:	03/00105/FUL	WARD	37- Leith Links
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			