

Full Planning Application

at

43 Park Road

Edinburgh

EH6 4LA

Development Quality Sub-Committee of the Planning Committee

Proposal: Extend and sub divide existing villa to form 2 separate dwellings ie. Create a new dwelling

Applicant: Mr Landa

Reference No: 03/00398/FUL

1 Purpose of report

To recommend that the application be **REFUSED**

Reasons

1. The proposal would result in over-intensive development of the site with inadequate arrangement of private amenity space and inappropriate materials on the street elevation. It would not be in keeping with the traditional spatial pattern of development in the area and would neither preserve nor enhance the character and appearance of the conservation area, contrary to policies E22 and E25 of the North East Edinburgh Local Plan.

2 Main report

Site description

The site is occupied by a substantial Victorian villa on the corner of Park Road and Stanley Road in the Newhaven Conservation Area. The original house dates from the mid-19th century but has a large flat-roofed two-storey extension to the rear (north) dating from the Edwardian period.

A modern detached house has been built to the north. Beyond this lies a Victorian terrace. To the west lies a 1970s flat-roofed block of flats. To the south, across Stanley Road, lies a subdivided villa with modern extensions and a modern block of flats behind. Further flats from the 1960s lie to its west.

The site is enclosed by a high stone wall, which screens most of the building from public view.

Site history

26.09.1991 - consent to create northern extension to property (then a Salvation Army hostel)

13.10.1992 - change of use approved from hostel to house

17.12.1997 - outline consent granted for separate house to north

19.08.1998 - detailed consent granted for separate house to north

01.11.2000 - consent granted to extend to north

24.07.2002 - consent to alter boundary wall and parking area

Development

The application proposes the extension and subdivision of the property to create a separate dwelling house.

The extension is very similar in siting, design and scale to that previously approved. It is two-storey with pitched roofs and contains 4 apartment and ancillary accommodation. Materials are natural slate, reconstructed stone and render.

Car parking is provided in an area to the west of the house, and already exists in a satisfactory form.

Garden ground is to be subdivided to give the new house the northern section of the current garden. The new unit will sit on a plot of just under 500sqm, the existing house plot will be reduced to around 750sqm.

A supporting statement has been submitted and is available in the group rooms.

Consultations

No consultations undertaken.

Representations

The application was advertised on 21st February 2003.

Three objections were received, one letter from the neighbour to the north, and one petition with seven signatures from a Housing Co-operative, who occupy a property to the east, and originally objected in a letter regarding lack of notification.

Reasons for objection were:

1. Lack of neighbour notification (followed by a petition from the same party)
2. Loss of privacy/overshadowing
3. Adverse effect on conservation area
4. Contrary to Villa Policy

The petitioners requested that Committee visit the site.

Policy

The site lies in an area of Housing and Compatible Uses and in the Newhaven Conservation Area as shown in the North East Edinburgh Local Plan.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features, which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy E7 (OPEN SPACE PROVISION): specifies minimum standards of open space provision in new housing developments to meet both recreational and amenity needs.

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

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

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

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 they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

Conservation Area Character Statement

Newhaven's original village plan survives, centred on the main street and square, with remnants of the fishing cottages and "old town". The harbour, with lighthouses and Fishmarket, are separated from the village core by the busy Pier Place, which acts as a bypass to the village main street. To the south of the village, the "new town" is characterised by stone villas set in large gardens, with stone boundary walls. The area also includes several streets of traditional Victorian tenements.

ASSESSMENT

In order to determine this application the Committee should consider a) the principle of the development and its effect on character and appearance of the conservation area b) effect on neighbouring amenity c) road safety.

a) Residential use is acceptable in terms of the local plan, subject to other policy requirements being met.

The form and design of the extension are already approved in a virtually identical design already approved, and remaining a live consent (see History).

The differences are:

1. Lack of bay feature on main frontage
2. Lack of door to rear
3. Reduction in both eaves and ridge height of the link section

4. Addition of an extra window on north side at ground floor level
5. Deletion of a blockwork section on east side at ground floor level
6. Substitution of reconstructed stone for natural stone on "frontage"

The footprint of the proposal is slightly less than that already approved (due to loss of bay) and the form is generally smaller due to the reduction in scale of the link section. This earlier approval in turn superseded an earlier consent for an even larger extension (whilst still in Salvation Army use).

Notwithstanding the physical similarities with the approved proposal, this application proposes the creation of a separate house. An area of the villa's rear garden has already been used for an additional house. The two units created by this current proposal would each be sited at the rear of the plots, with front gardens only. This is at odds with the traditional pattern of development.

Two rear bedroom windows in the original villa would directly overlook the garden of the other and while this could be addressed by moving these windows to the side elevation, this is symptomatic of the unsatisfactory nature of the development.

The proposed front wall finish in this scheme is reconstructed stone, whereas the approved extension was in natural stone.

The proposal would result in a further intensification of development on the site of the original villa, with inadequate arrangements for private amenity space and sub standard external wall finish. It would not be in keeping with the traditional pattern of development and would not preserve or enhance the character and appearance of the conservation area.

b) The proposal creates no additional issues of privacy or daylight for neighbouring property beyond those already approved.

It is noted that both that last consent, and the previous consent for a hostel extension, conceded a degree of daylight loss to the adjacent garden, but that no proposal (including that currently proposed) drops daylight below minimum levels.

c) Parking and access arrangements would be satisfactory.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 12 -Newhaven

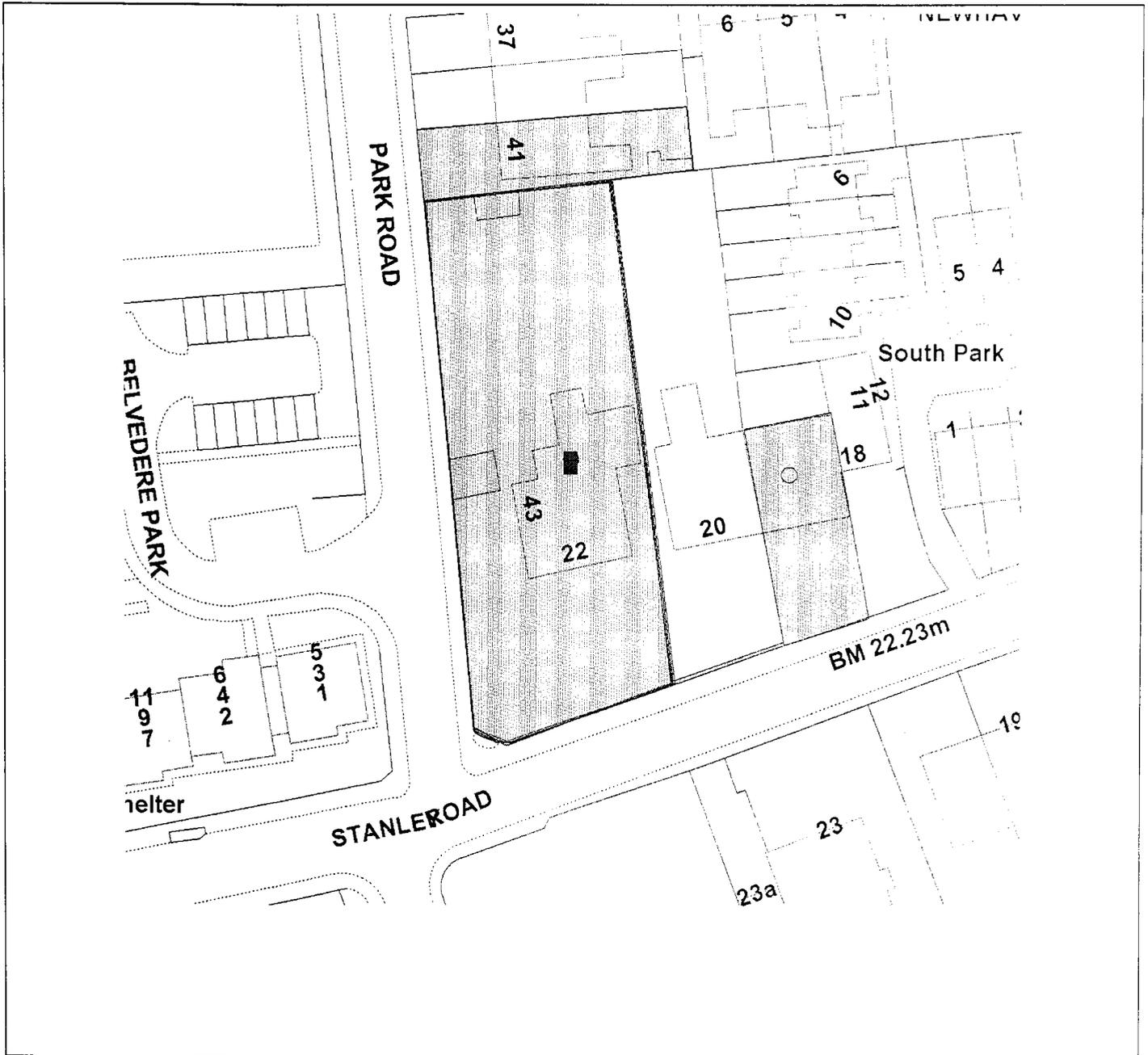
Local Plan North East

**Statutory Development
Plan Provision** Housing and Compatible Uses/Newhaven Conservation Area

File AF

Date registered 7 February 2003

**Drawing numbers/
Scheme** 01



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PLANNING APPLICATION

Address	43 Park Road		
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Application number:	03/00398/FUL	WARD	12- Newhaven
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			