

**Full Planning Application  
at  
28 Barnton Avenue West  
Edinburgh  
EH4 6DE**

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

**Proposal:** Proposed development of six apartments  
**Applicant:** Mr + Mrs Robertson  
**Reference No:** 03/02555/FUL

**1 Purpose of report**

To recommend that the application be **REFUSED**

**Reasons**

1. The proposal constitutes overdevelopment of the site, being of inappropriate scale and siting, to the detriment of the character of the area, contrary to policy H4 of the adopted local plan, and the Council's adopted Design Guidelines for this street.
2. The proposal results in an inappropriate spacing between properties in relation to the gap created on its west side, thereby failing to respect the rhythm of spacing on the street, contrary to the principles of policies H4 and E5 within the local plan.
3. The proposal is contrary to Non Statutory Guidelines in respect of Daylighting, Privacy and Sunlight, as windows to the south-west are less than 9m from the neighbouring boundary

## **2 Main report**

### **Site description**

The site currently contains a large bungalow which has been extended.

To the north-east, east and south stand modern houses, those to the south being on considerably lower ground, such that the existing house sees only their roofs.

To the west a further bungalow has a modern extension on the front corner closest to the application site.

To the north, on the opposite side of the road, an existing bungalow has consent to add a storey.

Further to the north-east, at the end of the road, a three storey block of flats is soon to begin construction.

The street as a whole is heavily landscaped in its central area, but at this end of the street buildings are more exposed, due to a relative lack of planting.

### **Site history**

18.4.2000 - consent granted for dormer alterations

17.10.2001 - application for replacement windows determined as Permitted Development.

5.8.2004 - Design Guidelines approved for Barnton Avenue West

### **Development**

The application proposes the demolition of a large bungalow on a sloping plot of approximately 1250sqm.

A small block of flats is proposed to replace this. This is in a modern modular form in a mix of third and four storeys and with a stepped plan form.

The four storey block originally rose to 9.4m.

It has a stepped plan form, relating to the two different building lines to either side. In section, the upper floor steps back to reduce bulk and give a two storey solid base appearance to the proposal.

### **Scheme 2**

Height dropped by 600mm to 8.8m. Depth reduced by 1.8m over bulk to west.

Alignment of frontage was adjusted to step back further from street.

The access ramp was adjusted to improve vehicle movements into the basement.

A Design Statement has now also been submitted.

## **Consultations**

### **Education**

No objections to this planning application.

### **Transport**

No objections to the application subject to the following conditions being applied.

1. The Developer is to enter into a suitable Legal Agreement to contribute the sum of £3000 to the Council's Safer Routes to School Programme.

Reason: In order to aid the Council to provide improved pedestrian and cycle facilities within the vicinity of the development and therefore encourage alternative forms of transport to the private car, especially parents who would normally drive their children to school.

2. If gates are installed across the access they should be controlled automatically or set back a minimum of six metres from the carriageway.

Reason: In the interest of road safety.

3. The vehicular access into the development is to be formed using a dropped kerb footway crossing not a bell-mouth carriageway access as depicted on the application plans.

Reason: To signify the priority of pedestrians using the footways.

## **Representations**

33 representations were received, including letters from Cllr K MacKenzie and the Cramond Association. Reasons for objection were

1. Loss of family house
2. Overdevelopment
3. Traffic generation/ road safety concerns
4. Overshadowing/ loss of privacy
5. Out of character with the area

## **Policy**

The site lies in a Mainly Residential area as shown in the North West Edinburgh Local Plan. Although it is also shown as being in an Area of Interest this designation is dropped in the replacement West Edinburgh Local Plan, which simply shows the site within an Urban Area.

## Relevant Policies:

### **North West Edinburgh Local Plan**

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

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

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.

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 E7 states that there is a presumption against development of the areas of public and private open space defined on the Proposals Map and other areas of public and private open space of recreational or amenity value to their surroundings.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

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

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H08 (Open Space provision) sets out the requirements for open space in new housing developments.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy H15 (Financial contributions) requires housing developers to contribute to costs for extra educational facilities in areas where there is a shortage of school places.

Policy DQ2 Environmental impact, will not permit developments which are likely to cause unacceptable harm to the environment, give rise to unmanageable flooding, does not adequately deal with site contamination and likely to cause unacceptable noise.

Policy DQ3 Sustainable Development, seeks to apply principles of sustainability via the integration of land uses and promotion of non car based alternatives, Development design to include energy conservation measures, sustainable drainage measures and buildings to be reused and designed with future flexibility for changes in future use.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and it's surroundings and the basic character of the city

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy T4 The Road Network, states that planning permission will not be approved if development would result in an inappropriate use of surrounding roads. With new development required to fund improvement measures in accordance with 'Movement and Development' standards.

Policy T7 states that development proposals should be designed to make walking and cycling as safe, convenient and attractive as possible and, where possible, should link with and provide extensions to the city-wide network of off-road routes.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

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

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

## ASSESSMENT

In order for the Committee to determine this application the following issues should be considered a) the principle of residential development b) the effect of the scale, form and design on the character of the area c) parking and road safety d) open space and landscape issues e) effect upon neighbouring amenity.

a) The existing house is not protected in any way and there is no objection to its loss.

There is no objection to residential redevelopment subject to other policy requirements being met.

b) The proposed density is appreciably higher than the densest development to date on the street (new flats at the extreme east end). Although the unit numbers can be functionally accommodated on site, the resultant visual density created (partly a product of the size of the units) is inappropriate. Although there is no objection in principle to a modern building in terms of design, the scale in terms of height and particularly visual bulk in terms of width as seen from the street, is considered out of character with the area. The depth of the proposal also intrudes into views as seen from the adjacent rear garden inappropriately.

Although the height of the proposal falls below the notional 10m limit considered appropriate in an Urban Design Guidelines Study of the area, the failure of the envelope to angle away from flanking boundaries creates undue height in proximity to the western boundary, and a consequent visual cramping on that side.

These assessments of bulk are considered the primary reasons to resist the application.

Since the area is not one of pre-1914 stone-built villas, Villa Policy does not apply. The newly adopted guidelines nevertheless limit new build footprint to twice that of the existing footprint. In this case the building footprint is 443sqm, below twice the existing footprint (260sqm).

The Design Guidelines also create a new building line which the proposal fails to meet. While the existing house to the west exceeds this line, this is not considered to set an acceptable precedent.

c) The traffic generated would have minimal effect on this wide cul-de-sac, and the road would remain well below capacity.

On-site parking would be both adequate and visually screened.

Cycle parking would be freely available in the basement area. The street forms part of a cycle route running east-west, and cycle links to the rest of the city are excellent.

d) Open space totals around 50% of site area at original garden level, and is complemented by a further ground level terrace of around 10% to the south-east. Total open space is 62.5% of site area. The terraced area is low and screened from neighbouring property by landscape features.

There are no major trees on site. A band of immature trees on the south boundary would continue to screen the site from the south side.

e) The proposal is in a gable to gable relationship with flanking sites and causes no overshadowing in policy terms. To the east all effects fall upon road surfacing for access to the development and to the development behind.

The majority of west-facing windows (towards the neighbouring site) are either non-apartments or high-level. The living-room window to the south-west is however only 8.5m from the mutual boundary, representing a breach (albeit minor) in privacy policy.

Balconies are screened to the sides.

No privacy issues arise to the rear or east in terms of adopted policy.

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

  
Alan Henderson  
Head of Planning and Strategy

**Contact/tel** Stephen Dickson on 0131 529 3901 (FAX 529 3706)

**Ward affected** 05 -Cramond

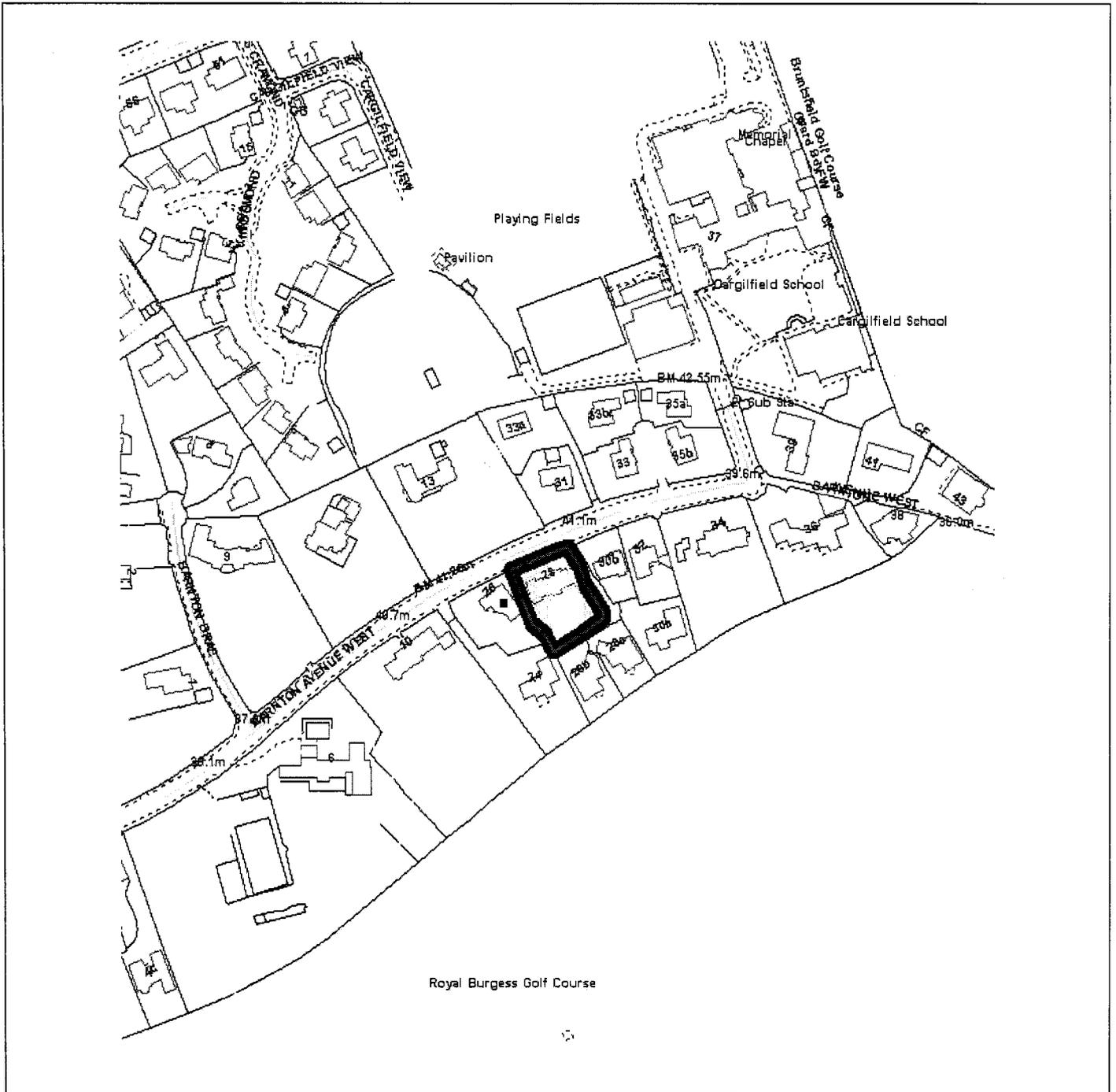
**Local Plan**

**Statutory Development  
Plan Provision**

**File** AF

**Date registered** 21 July 2003

**Drawing numbers/  
Scheme** 2-8  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>28 Barnton Avenue West, Edinburgh, EH4 6DE</b>		
<b>Proposal</b>	<b>Proposed development of six apartments</b>		
<b>Application number:</b>	<b>03/02555/FUL</b>	<b>WARD</b>	<b>05- Cramond</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			